SOLD NSW · PROPERTY MARKET REPORT

Boolaroo NSW 2284

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
33 +17	$1,040,000 +11%	$1,294,767 +25%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,840,000	$150,000	$28.49M

POSTCODE 2284 RENTAL MARKET · SEPTEMBER 2026

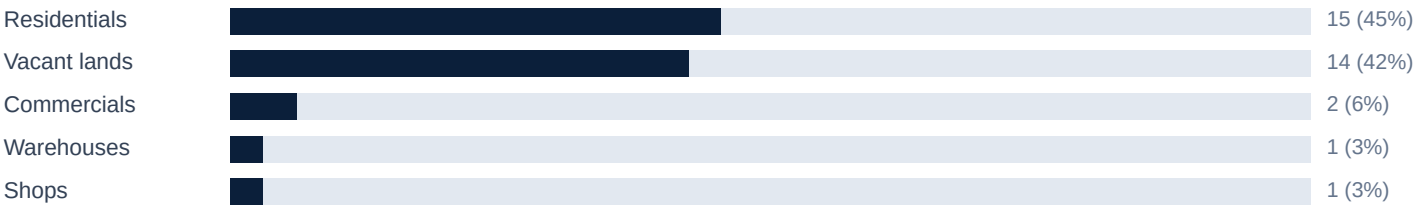
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$715	27

Figures cover the entire 2284 postcode area, not Boolaroo alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,040,000 +11%	$1,294,767 +25%	33 +106%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 33 properties settled in Boolaroo NSW 2284 in August–October 2026 — 15 residential and 18 non-residential (commercial or land).
- The residential median sale price rose 11% to $1,040,000, up from $935,000 in May–July 2026.
- Residentials accounted for 45% of sales (15 of 33), compared to 42% for vacant lands (14).
- Prices ranged widely — from $150,000 to $4,840,000, a spread of $4,690,000.
- The standout sale was 114 MUNIBUNG RD at $4,840,000 on 30 Sep — 365% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
114 MUNIBUNG RD	Residential	**$4,840,000**	30 Sep
2/117 MUNIBUNG RD	Residential	**$2,000,000**	23 Oct
45 SECOND ST	Residential	**$1,650,000**	31 Aug
32 MILBURN CCT	Residential	**$1,400,000**	14 Oct
11 AMSLER ST	Residential	**$1,371,500**	4 Sep
12 MAKATEA ST	Residential	**$1,200,000**	21 Aug
56 FOURTH ST	Residential	**$1,200,000**	26 Aug
37 THIRD ST	Residential	**$1,040,000**	16 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.