SOLD NSW · PROPERTY MARKET REPORT

Boomerang beach NSW 2428

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$667,500 -39%	$1,139,167 -20%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,250,000	$333,750	$11.54M

POSTCODE 2428 RENTAL MARKET · SEPTEMBER 2026

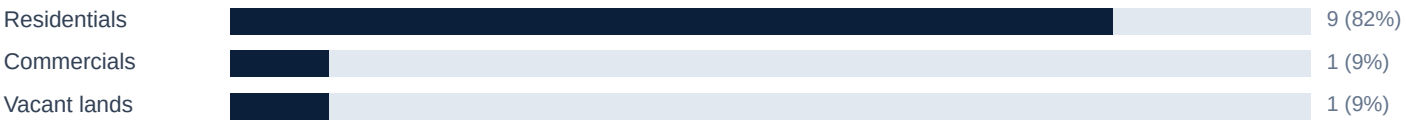
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$580	$588	75

Figures cover the entire 2428 postcode area, not Boomerang beach alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$667,500 -39%	$1,139,167 -20%	11 +10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Boomerang beach NSW 2428 in June–August 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 39% to $667,500, down from $1,097,500 in March–May 2026.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from $333,750 to $4,250,000, a spread of $3,916,250.
- The standout sale was 162 BOOMERANG DR at $4,250,000 on 15 Jul — 537% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
162 BOOMERANG DR	Residential	**$4,250,000**	15 Jul
35 HEADLAND RD	Residential	**$1,350,000**	14 Aug
2/62 BELBOURIE CRES	Residential	**$1,215,000**	10 Jul
23/4 RED GUM RD	Commercial	**$950,000**	1 Jun
11 RIBBONWOOD CL	Residential	**$705,000**	15 Jul
13 RIBBONWOOD CL	Residential	**$667,500**	30 Jun
22/13 BANKSIA ST	Residential	**$570,000**	6 Aug
1/12 CARRAMATTA CL	Residential	**$555,000**	1 Jun
50/4 RED GUM RD	Residential	**$480,000**	5 Jun
12 B/4 RED GUM RD	Residential	**$460,000**	16 Jul

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