SOLD NSW · PROPERTY MARKET REPORT

Boorooma NSW 2650

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 +3	$762,600 -9%	$773,800 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,295,000	$285,000	$10.83M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

Figures cover the entire 2650 postcode area, not Boorooma alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$762,600 -9%	$773,800 -4%	14 +27%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Boorooma NSW 2650 in August–October 2026.
- The median sale price fell 9% to $762,600, down from $835,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $285,000 to $1,295,000, a spread of $1,010,000.
- The standout sale was 7 WYLIE CT at $1,295,000 on 8 Oct — 70% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 WYLIE CT	Residential	**$1,295,000**	8 Oct
146 BRADMAN DR	Residential	**$1,050,000**	14 Oct
87 BRADMAN DR	Residential	**$980,000**	24 Sep
75 STRICKLAND DR	Residential	**$880,000**	21 Sep
21 DARCY DR	Residential	**$875,000**	18 Sep
10 DARCY DR	Residential	**$870,000**	26 Oct
22 BRADMAN DR	Residential	**$775,000**	4 Aug
20 BEETSON ST	Residential	**$750,200**	1 Oct
1/37 GIBSON ST	Residential	**$745,000**	3 Aug
2/37 GIBSON ST	Residential	**$745,000**	3 Aug
40 GASNIER LOOP	Residential	**$735,000**	28 Aug
1/79 MESSENGER AVE	Residential	**$559,000**	24 Aug

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.