SOLD NSW · PROPERTY MARKET REPORT

Bowral NSW 2576

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -2	$1,140,000 -1%	$1,263,905 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,800,000	$595,000	$26.54M

POSTCODE 2576 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$776	25

Figures cover the entire 2576 postcode area, not Bowral alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,140,000 -1%	$1,263,905 -2%	21 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Bowral NSW 2576 in October 2026.
- The median sale price fell 1% to $1,140,000, down from $1,155,000 in September 2026.
- All 21 recorded sales were residentials.
- Prices ranged widely — from $595,000 to $2,800,000, a spread of $2,205,000.
- The standout sale was 12 COWPASTURES RD at $2,800,000 on 21 Oct — 146% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 COWPASTURES RD	Residential	**$2,800,000**	21 Oct
186 MERRIGANG ST	Residential	**$1,925,000**	16 Oct
62 MERRIGANG ST	Residential	**$1,795,000**	1 Oct
29 OXLEY DR	Residential	**$1,770,000**	16 Oct
24 GLEBE ST	Residential	**$1,750,000**	16 Oct
106/18 KANGALOON RD	Residential	**$1,730,000**	26 Oct
15 HAMILTON AVE	Residential	**$1,420,000**	23 Oct
9/7 DAVID ST	Residential	**$1,375,000**	1 Oct
7 KING RANCH DR	Residential	**$1,225,000**	13 Oct
10 TYNEDALE CRES	Residential	**$1,210,000**	16 Oct
106 OLD SOUTH RD	Residential	**$1,140,000**	29 Oct
23/500 MOSS VALE RD	Residential	**$1,075,000**	29 Oct

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