SOLD NSW · PROPERTY MARKET REPORT

Broulee NSW 2537

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -3	$1,095,000 +10%	$1,088,400 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,735,000	$620,000	$12.87M

POSTCODE 2537 RENTAL MARKET · SEPTEMBER 2026

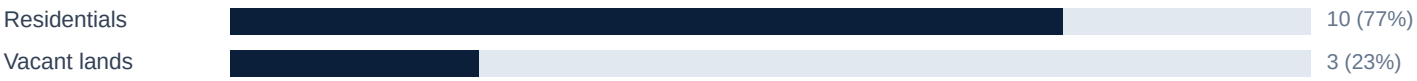
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$634	27

Figures cover the entire 2537 postcode area, not Broulee alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,095,000 +10%	$1,088,400 -4%	13 -19%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Broulee NSW 2537 in July–September 2026 — 10 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 10% to $1,095,000, up from $1,000,000 in April–June 2026.
- Residentials accounted for 77% of sales (10 of 13), compared to 23% for vacant lands (3).
- Prices ranged widely — from $620,000 to $1,735,000, a spread of $1,115,000.
- The standout sale was 12 IMLAY ST at $1,735,000 on 25 Sep — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 IMLAY ST	Residential	**$1,735,000**	25 Sep
63 CANDLAGAN DR	Residential	**$1,300,000**	25 Sep
14 CAITLIN CRES	Residential	**$1,275,000**	24 Aug
27 GRANT ST	Residential	**$1,230,000**	1 Jul
5 BAKER ST	Residential	**$1,200,000**	25 Sep
5/24 HEDLEY WAY	Residential	**$990,000**	7 Jul
25 CLARKE ST	Residential	**$905,000**	29 Jul
1 B GILLAN GR	Residential	**$800,000**	16 Sep
7 PIPI CL	Vacant land	**$750,000**	3 Jul
1/10 MCNEE ST	Residential	**$750,000**	28 Jul
1/66 SMITH ST	Residential	**$699,000**	28 Aug

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