SOLD NSW · PROPERTY MARKET REPORT

Bulahdelah NSW 2423

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -1	$535,000 -8%	$705,909 +12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,875,000	$7,944	$7.77M

POSTCODE 2423 RENTAL MARKET · SEPTEMBER 2026

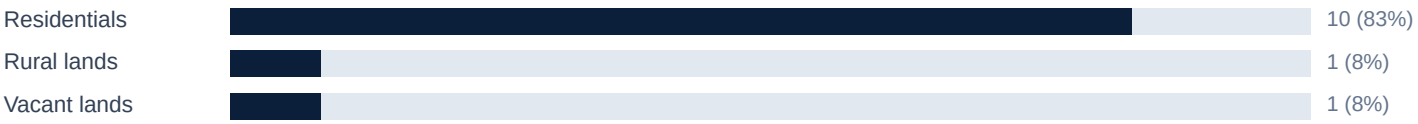
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$525	$525	2

Figures cover the entire 2423 postcode area, not Bulahdelah alone. Rental period: September 2026.

COMPARED TO JANUARY–MARCH 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$535,000 -8%	$705,909 +12%	12 -8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Bulahdelah NSW 2423 in April–June 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 8% to $535,000, down from $581,000 in January–March 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 8% for rural lands (1).
- Prices ranged widely — from $7,944 to $1,875,000, a spread of $1,867,056.
- The standout sale was 10 SUNCREST CL at $1,875,000 on 2 Apr — 250% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 SUNCREST CL	Residential	**$1,875,000**	2 Apr
4 SUNCREST CL	Residential	**$1,100,000**	1 Apr
14 STROUD ST	Residential	**$670,000**	26 May
44 ALEXANDRA ST	Residential	**$660,000**	17 Apr
11 HAROLD ST	Residential	**$540,000**	27 May
36 ALEXANDRA ST	Residential	**$535,000**	21 Apr
25 SUNCREST CL	Residential	**$525,000**	10 Jun
12 ROSEWOOD ST	Residential	**$520,000**	9 Apr
77 CRAWFORD ST	Residential	**$485,000**	6 May
45 CRAWFORD ST	Residential	**$470,000**	29 May

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