

Bulli NSW 2516

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +10	MEDIAN PRICE \$1,525,000 -12%	AVERAGE PRICE \$1,639,000 -23%
HIGHEST SALE \$2,750,000	LOWEST SALE \$835,000	TOTAL VALUE \$25.89M

POSTCODE 2516 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$755	AVERAGE WEEKLY RENT \$917	OBSERVATIONS 5
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Figures cover the entire 2516 postcode area, not Bulli alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,525,000 -12%	AVERAGE PRICE \$1,639,000 -23%	TOTAL SALES 16 +167%
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PROPERTY TYPE BREAKDOWN

Residential		15 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Bulli NSW 2516 in May 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to \$1,525,000, down from \$1,735,000 in April.
- Residential accounted for 94% of sales (15 of 16), compared to 6% for commercials (1).
- Prices ranged widely — from \$835,000 to \$2,750,000, a spread of \$1,915,000.
- The standout sale was 42 D ARAGAN CCT at \$2,750,000 on 22 May — 80% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
42 D ARAGAN CCT	Residential	\$2,750,000	22 May
5 FRANKLIN AVE	Residential	\$2,560,000	8 May
4 SOMERVILLE ST	Residential	\$2,500,000	11 May
13 WILKIES ST	Residential	\$2,440,000	8 May
17 OWEN ST	Residential	\$2,200,000	21 May
79 POINT ST	Residential	\$1,598,000	19 May
27 ALANSON AVE	Residential	\$1,580,000	14 May
13/92 POINT ST	Residential	\$1,525,000	15 May
7 SANDHURST ST	Residential	\$1,375,000	4 May
318 PRINCES HWY	Commercial	\$1,300,000	27 May
26 A WALLBANK WAY	Residential	\$1,100,000	4 May