SOLD NSW · PROPERTY MARKET REPORT

Bulli NSW 2516

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -13	$1,230,000 -25%	$1,537,467 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$877,000	$23.06M

POSTCODE 2516 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$929	9

Figures cover the entire 2516 postcode area, not Bulli alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,230,000 -25%	$1,537,467 -15%	15 -46%

PROPERTY TYPE BREAKDOWN

Residentials — 15 (100%)

KEY MARKET INSIGHTS

- 15 properties settled in Bulli NSW 2516 in August–October 2026.
- The median sale price fell 25% to $1,230,000, down from $1,639,000 in May–July 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $877,000 to $2,600,000, a spread of $1,723,000.
- The standout sale was 17 SOMERVILLE ST at $2,600,000 on 11 Sep — 111% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 SOMERVILLE ST	Residential	**$2,600,000**	11 Sep
6 COLEMANS LANE	Residential	**$2,160,000**	28 Aug
8 AIR AVE	Residential	**$2,150,000**	7 Aug
56 GERAGHTY ST	Residential	**$1,950,000**	8 Oct
17 WATERLOO ST	Residential	**$1,900,000**	21 Aug
12 ALLENBY PDE	Residential	**$1,900,000**	15 Sep
75 HOSPITAL RD	Residential	**$1,650,000**	29 Oct
1 HOSPITAL RD	Residential	**$1,230,000**	12 Aug
79 HOSPITAL RD	Residential	**$1,210,000**	16 Sep
SOUTHVIEW ST	Residential	**$1,210,000**	19 Oct
6 WALLBANK WAY	Residential	**$1,190,000**	17 Sep
24 A WALLBANK WAY	Residential	**$1,085,000**	30 Sep

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.