SOLD NSW · PROPERTY MARKET REPORT

Bundanoon NSW 2578

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -11	$1,470,000 +16%	$1,593,015 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$14,500,000	$520,000	$45.85M

POSTCODE 2578 RENTAL MARKET · SEPTEMBER 2026

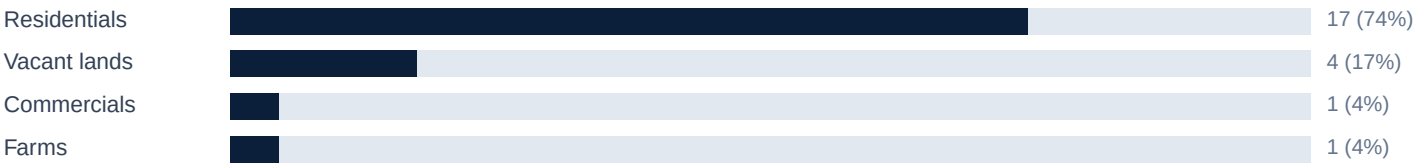
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$656	6

Figures cover the entire 2578 postcode area, not Bundanoon alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,470,000 +16%	$1,593,015 +11%	23 -32%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Bundanoon NSW 2578 in August–October 2026 — 17 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 16% to $1,470,000, up from $1,270,000 in May–July 2026.
- Residentials accounted for 74% of sales (17 of 23), compared to 17% for vacant lands (4).
- Prices ranged widely — from $520,000 to $14,500,000, a spread of $13,980,000.
- The standout sale was 80 FERNDALE RD at $14,500,000 on 1 Sep — 886% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 FERNDALE RD	Farm	**$14,500,000**	1 Sep
115 RAILWAY AVE	Residential	**$4,275,000**	10 Sep
21 GRICE DR	Residential	**$2,500,000**	21 Oct
25 GRICE DR	Residential	**$2,250,000**	19 Oct
3 IDOLWOOD RDGE	Residential	**$2,150,250**	21 Sep
24 GREASONS RD	Residential	**$1,800,000**	25 Sep
12 OSBORNE ST	Residential	**$1,500,000**	10 Aug
70 OLD WINGELLO RD	Residential	**$1,500,000**	20 Aug
20 FORWOOD CRES	Residential	**$1,480,000**	21 Aug

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.