

Colebee NSW 2761

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +5	MEDIAN PRICE \$1,300,000 -7%	AVERAGE PRICE \$1,331,333 -21%
HIGHEST SALE \$1,650,000	LOWEST SALE \$720,000	TOTAL VALUE \$12.70M

POSTCODE 2761 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$660	AVERAGE WEEKLY RENT \$680	OBSERVATIONS 59
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Figures cover the entire 2761 postcode area, not Colebee alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,300,000 -7%	AVERAGE PRICE \$1,331,333 -21%	TOTAL SALES 10 +100%
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PROPERTY TYPE BREAKDOWN

Residential		9 (90%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Colebee NSW 2761 in April 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 7% to \$1,300,000, down from \$1,394,000 in March.
- Residential accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$720,000 to \$1,650,000, a spread of \$930,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 PINEHURST ST	Residential	\$1,650,000	21 Apr
11 TOLEDO ST	Residential	\$1,600,000	24 Apr
90 STONECUTTERS DR	Residential	\$1,562,000	14 Apr
3 CAMIRA PL	Residential	\$1,425,000	15 Apr
13 COOMBELL AVE	Residential	\$1,300,000	10 Apr
32 A SUMMERLAND CRES	Residential	\$1,260,000	14 Apr
11 STONECUTTERS DR	Residential	\$1,230,000	23 Apr
15 NAMMOONA RD	Residential	\$1,140,000	10 Apr
15 IRVINGTON RD	Residential	\$815,000	29 Apr
11 IRVINGTON RD	Vacant land	\$720,000	28 Apr