SOLD NSW · PROPERTY MARKET REPORT

# Colebee NSW 2761

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 12 -3 | $1,367,500 -12% | $1,367,800 -5% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,878,000 | $725,000 | $15.20M |

## POSTCODE 2761 RENTAL MARKET · SEPTEMBER 2026

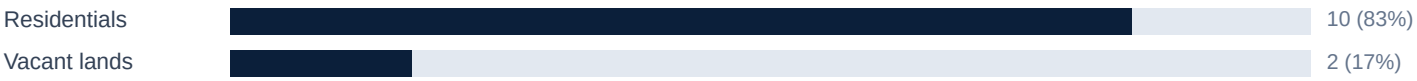
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $700 | $717 | 52 |

Figures cover the entire 2761 postcode area, not Colebee alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,367,500 -12% | $1,367,800 -5% | 12 -20% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 12 properties settled in Colebee NSW 2761 in August–October 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 12% to $1,367,500, down from $1,552,500 in May–July 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 17% for vacant lands (2).
- Prices ranged widely — from $725,000 to $1,878,000, a spread of $1,153,000.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 25 SEBASTIAN CRES | Residential | **$1,878,000** | 9 Sep |
| 76 MEDALLIST PDE | Residential | **$1,770,000** | 12 Oct |
| 1 SANTAROSA ST | Residential | **$1,750,000** | 21 Aug |
| 18 TUNCESTER ST | Residential | **$1,400,000** | 28 Oct |
| 37 BROOKWATER CCT | Residential | **$1,380,000** | 28 Oct |
| 26 BURRINGOA CRES | Residential | **$1,355,000** | 19 Oct |
| 5 STRATHEDEN AVE | Residential | **$1,350,000** | 25 Aug |
| 6 PIORA ST | Residential | **$1,270,000** | 22 Oct |
| 13 IRVINGTON RD | Residential | **$800,000** | 27 Aug |
| 28 IRVINGTON RD | Vacant land | **$760,000** | 28 Sep |
| 30 IRVINGTON RD | Vacant land | **$760,000** | 24 Sep |
| 9 IRVINGTON RD | Residential | **$725,000** | 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.