SOLD NSW · PROPERTY MARKET REPORT

Coolamon NSW 2701

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -1	$579,500 -6%	$633,967 -13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,250,000	$185,000	$8.44M

POSTCODE 2701 RENTAL MARKET · SEPTEMBER 2026

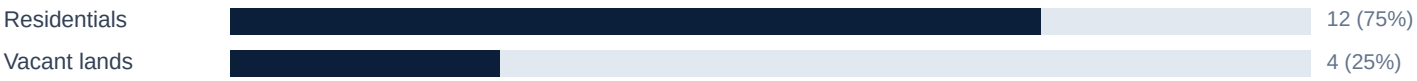
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$510	3

Figures cover the entire 2701 postcode area, not Coolamon alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$579,500 -6%	$633,967 -13%	16 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Coolamon NSW 2701 in August–October 2026 — 12 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 6% to $579,500, down from $618,000 in May–July 2026.
- Residentials accounted for 75% of sales (12 of 16), compared to 25% for vacant lands (4).
- Prices ranged widely — from $185,000 to $1,250,000, a spread of $1,065,000.
- The standout sale was 2395 MILLWOOD RD at $1,250,000 on 29 Oct — 116% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2395 MILLWOOD RD	Residential	**$1,250,000**	29 Oct
52 DEVLIN ST	Residential	**$930,000**	20 Aug
9 MIRROOL ST S	Residential	**$889,000**	24 Sep
101 MIRROOL ST	Residential	**$659,000**	3 Aug
49 MIRROOL ST S	Residential	**$590,000**	19 Aug
39 IVERACH ST S	Residential	**$590,000**	19 Oct
100 WALLACE ST N	Residential	**$569,000**	25 Sep
66 COWABBIE ST	Residential	**$545,000**	9 Sep
111 LEARYS LANE	Residential	**$487,500**	28 Oct
30 METHUL ST S	Residential	**$428,100**	25 Sep
167 CAMPBELLS LANE	Residential	**$345,000**	20 Oct

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.