SOLD NSW · PROPERTY MARKET REPORT

Coomba park NSW 2428

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +2	$629,000 +9%	$817,182 +23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,205,000	$225,000	$9.44M

POSTCODE 2428 RENTAL MARKET · SEPTEMBER 2026

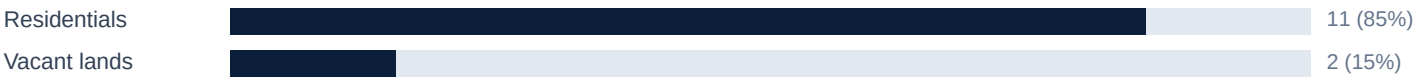
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$580	$588	75

Figures cover the entire 2428 postcode area, not Coomba park alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$629,000 +9%	$817,182 +23%	13 +18%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Coomba park NSW 2428 in August–October 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 9% to $629,000, up from $575,000 in May–July 2026.
- Residentials accounted for 85% of sales (11 of 13), compared to 15% for vacant lands (2).
- Prices ranged widely — from $225,000 to $3,205,000, a spread of $2,980,000.
- The standout sale was 12 GOOLA PL at $3,205,000 on 14 Aug — 410% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 GOOLA PL	Residential	**$3,205,000**	14 Aug
225 BURRANEER RD	Residential	**$865,000**	29 Oct
28 ELANORA ST	Residential	**$715,000**	18 Sep
49 YALLAMBEE ST	Residential	**$660,000**	26 Aug
92 COOMBA RD	Residential	**$640,000**	24 Aug
29 COOMBA RD	Residential	**$629,000**	19 Oct
30 TALLAWALLA RD	Residential	**$550,000**	1 Oct
87 COONABARABRAN RD	Residential	**$545,000**	4 Sep
3 KOOYONG PL	Residential	**$530,000**	6 Oct
41 MOOROOBA RD	Residential	**$420,000**	1 Oct
35 KAMAROOKA ST	Residential	**$230,000**	2 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.