

Crookwell NSW 2583

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +4	MEDIAN PRICE \$570,000 -15%	AVERAGE PRICE \$548,458 -19%
HIGHEST SALE \$960,000	LOWEST SALE \$50,000	TOTAL VALUE \$5.86M

POSTCODE 2583 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$438	AVERAGE WEEKLY RENT \$431	OBSERVATIONS 4
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Figures cover the entire 2583 postcode area, not Crookwell alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$570,000 -15%	AVERAGE PRICE \$548,458 -19%	TOTAL SALES 12 +50%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (75%)
Vacant lands		3 (25%)

KEY MARKET INSIGHTS

- 12 properties settled in Crookwell NSW 2583 in July 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 15% to \$570,000, down from \$670,000 in June.
- Residentials accounted for 75% of sales (9 of 12), compared to 25% for vacant lands (3).
- Prices ranged widely — from \$50,000 to \$960,000, a spread of \$910,000.
- The standout sale was 6 SOMERSET PL at \$960,000 on 21 Jul — 68% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 SOMERSET PL	Residential	\$960,000	21 Jul
80 HARLEY RD	Residential	\$840,000	30 Jul
154 GOULBURN ST	Residential	\$580,000	17 Jul
8 GRABBen GULLEN RD	Residential	\$580,000	31 Jul
1 KIALLA RD	Residential	\$570,000	1 Jul
1 PLEASANT ST	Residential	\$506,120	2 Jul
252 GOULBURN ST	Residential	\$425,000	21 Jul
4 REDGROUND RD	Residential	\$425,000	17 Jul
WILLOWMERE RD	Vacant land	\$395,000	24 Jul
35 NICHOLSON CCT	Vacant land	\$282,500	30 Jul
14 NICHOLSON CCT	Vacant land	\$248,000	16 Jul