SOLD NSW · PROPERTY MARKET REPORT

Cumbalum NSW 2478

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -4	$1,115,000 -9%	$1,186,250 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,055,000	$830,000	$18.98M

POSTCODE 2478 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$817	67

Figures cover the entire 2478 postcode area, not Cumbalum alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,115,000 -9%	$1,186,250 -9%	16 -20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Cumbalum NSW 2478 in August–October 2026.
- The median sale price fell 9% to $1,115,000, down from $1,230,000 in May–July 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $830,000 to $2,055,000, a spread of $1,225,000.
- The standout sale was 77 PACIFIC HEIGHTS DR at $2,055,000 on 17 Sep — 84% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
77 PACIFIC HEIGHTS DR	Residential	**$2,055,000**	17 Sep
22 UNARA PKWY	Residential	**$1,515,000**	31 Aug
52 SUMMERHILL CRES	Residential	**$1,370,000**	2 Oct
7 BANNOCKBURN CT	Residential	**$1,300,000**	4 Aug
35 THE RIDGEWAY	Residential	**$1,300,000**	1 Oct
55 UNARA PKWY	Residential	**$1,265,000**	19 Aug
13 UNARA PKWY	Residential	**$1,210,000**	1 Oct
13 KEMP ST	Residential	**$1,160,000**	9 Oct
4 JOSEPHINE ST	Residential	**$1,070,000**	26 Aug
15 FARRELLY AVE	Residential	**$1,070,000**	29 Oct
212 BALLINA HEIGHTS DR	Residential	**$1,030,000**	11 Sep
2 BARNWALL ST	Residential	**$1,025,000**	22 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.