

East albury NSW 2640

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +8	MEDIAN PRICE \$737,500 +5%	AVERAGE PRICE \$758,000 +19%
HIGHEST SALE \$1,270,000	LOWEST SALE \$260,000	TOTAL VALUE \$8.63M

POSTCODE 2640 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$525	AVERAGE WEEKLY RENT \$530	OBSERVATIONS 133
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Figures cover the entire 2640 postcode area, not East albury alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$737,500 +5%	AVERAGE PRICE \$758,000 +19%	TOTAL SALES 13 +160%
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PROPERTY TYPE BREAKDOWN

Residential		10 (77%)
Vacant lands		3 (23%)

KEY MARKET INSIGHTS

- 13 properties settled in East albury NSW 2640 in August 2026 — 10 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 5% to \$737,500, up from \$704,000 in July.
- Residential accounted for 77% of sales (10 of 13), compared to 23% for vacant lands (3).
- Prices ranged widely — from \$260,000 to \$1,270,000, a spread of \$1,010,000.
- The standout sale was 336 VALLOMBROSA ST at \$1,270,000 on 17 Aug — 72% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
336 VALLOMBROSA ST	Residential	\$1,270,000	17 Aug
281 BIMBADEEN AVE	Residential	\$900,000	20 Aug
278 DOWNSIDE ST	Residential	\$835,000	21 Aug
4 HILLOCK AVE	Residential	\$775,000	24 Aug
292 WALSH ST	Residential	\$750,000	28 Aug
422 SCHUBACH ST	Residential	\$725,000	19 Aug
3/483 SCHUBACH ST	Residential	\$705,000	4 Aug
318 SCHUBACH ST	Residential	\$665,000	6 Aug
199 CADELL ST	Residential	\$520,000	28 Aug
2/224 CADELL ST	Residential	\$435,000	31 Aug
22 HILLOCK AVE	Vacant land	\$425,000	21 Aug