SOLD NSW · PROPERTY MARKET REPORT

East albury NSW 2640

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +3	$767,495 +1%	$772,299 +14%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,220,000	$120,000	$7.84M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

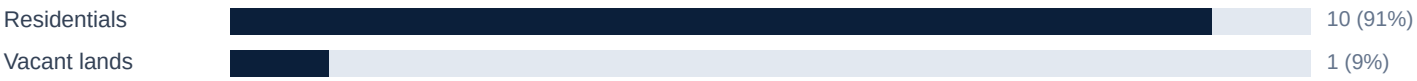
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

Figures cover the entire 2640 postcode area, not East albury alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$767,495 +1%	$772,299 +14%	11 +38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in East albury NSW 2640 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to $767,495, up from $757,500 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $120,000 to $1,220,000, a spread of $1,100,000.
- The standout sale was 8 HAMPTON CT at $1,220,000 on 19 Oct — 59% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 HAMPTON CT	Residential	**$1,220,000**	19 Oct
185 RIVERGUM DR	Residential	**$1,100,000**	20 Oct
16 PALM DR	Residential	**$933,000**	23 Oct
370 AMATEX ST	Residential	**$800,000**	1 Oct
292 WEIDNER CRES	Residential	**$775,000**	29 Oct
348 CENTENARY ST	Residential	**$759,990**	23 Oct
280 BORELLA RD	Residential	**$675,000**	9 Oct
1/232 RIVERGUM DR	Residential	**$675,000**	12 Oct
3/702 LAVIS ST	Residential	**$395,000**	6 Oct
3/503 SCHUBACH ST	Residential	**$390,000**	26 Oct
216 ALEXANDRA ST	Vacant land	**$120,000**	26 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.