

Eden NSW 2551

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +6	MEDIAN PRICE \$700,000 -17%	AVERAGE PRICE \$784,389 -13%
HIGHEST SALE \$2,100,000	LOWEST SALE \$315,000	TOTAL VALUE \$9.65M

POSTCODE 2551 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$500	AVERAGE WEEKLY RENT \$542	OBSERVATIONS 9
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Figures cover the entire 2551 postcode area, not Eden alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$700,000 -17%	AVERAGE PRICE \$784,389 -13%	TOTAL SALES 11 +120%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (82%)
Commercials		1 (9%)
Vacant lands		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Eden NSW 2551 in April 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 17% to \$700,000, down from \$845,500 in March.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from \$315,000 to \$2,100,000, a spread of \$1,785,000.
- The standout sale was 118 IMLAY ST at \$2,100,000 on 20 Apr — 200% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
118 IMLAY ST	Commercial	\$2,100,000	20 Apr
8 YULE ST	Residential	\$1,800,000	7 Apr
13 BELLBIRD CT	Residential	\$780,000	14 Apr
1/47 IDA RODD DR	Residential	\$770,000	24 Apr
17 BAY ST	Residential	\$745,000	14 Apr
16 BUNGO ST	Residential	\$700,000	15 Apr
7 RODD ST	Residential	\$675,000	20 Apr
12 BLUE MARLIN CT	Residential	\$637,500	28 Apr
60 BUNGO ST	Residential	\$637,000	21 Apr
24 KOMIRRA DR	Vacant land	\$495,000	16 Apr