

Eleebana NSW 2282

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +8	MEDIAN PRICE \$1,240,000 +3%	AVERAGE PRICE \$1,181,818 -15%
HIGHEST SALE \$1,780,000	LOWEST SALE \$640,000	TOTAL VALUE \$16.54M

POSTCODE 2282 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$730	AVERAGE WEEKLY RENT \$777	OBSERVATIONS 15
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Figures cover the entire 2282 postcode area, not Eleebana alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,240,000 +3%	AVERAGE PRICE \$1,181,818 -15%	TOTAL SALES 16 +100%
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PROPERTY TYPE BREAKDOWN

Residential		11 (69%)
Vacant lands		5 (31%)

KEY MARKET INSIGHTS

- 16 properties settled in Eleebana NSW 2282 in May 2026 — 11 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 3% to \$1,240,000, up from \$1,207,500 in April.
- Residential accounted for 69% of sales (11 of 16), compared to 31% for vacant lands (5).
- Prices ranged widely — from \$640,000 to \$1,780,000, a spread of \$1,140,000.
- The standout sale was 11 GROVELAKE CL at \$1,780,000 on 18 May — 44% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 GROVELAKE CL	Residential	\$1,780,000	18 May
10 LINDEMAN CL	Residential	\$1,475,000	18 May
17 HARKINS ST	Residential	\$1,450,000	29 May
3 VERMAY CL	Residential	\$1,420,000	13 May
18 DWYER CH	Residential	\$1,400,000	15 May
62 CROFT RD	Residential	\$1,240,000	20 May
5 MOANI ST	Residential	\$1,120,000	15 May
4 MAXINE CL	Residential	\$1,075,000	29 May
85 JONATHAN ST	Vacant land	\$800,000	14 May
89 JONATHAN ST	Vacant land	\$775,000	14 May
87 JONATHAN ST	Residential	\$700,000	14 May