SOLD NSW · PROPERTY MARKET REPORT

Eleebana NSW 2282

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -12	$1,325,000 +6%	$1,365,050 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,125,000	$690,000	$28.09M

POSTCODE 2282 RENTAL MARKET · SEPTEMBER 2026

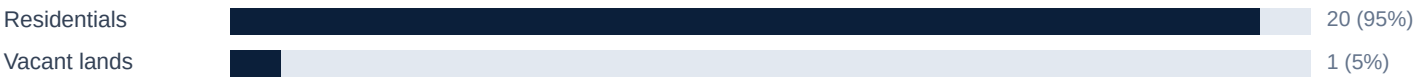
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$706	33

Figures cover the entire 2282 postcode area, not Eleebana alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,325,000 +6%	$1,365,050 +1%	21 -36%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Eleebana NSW 2282 in August–October 2026 — 20 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 6% to $1,325,000, up from $1,250,000 in May–July 2026.
- Residentials accounted for 95% of sales (20 of 21), compared to 5% for vacant lands (1).
- Prices ranged widely — from $690,000 to $2,125,000, a spread of $1,435,000.
- The standout sale was 168 CHERRY RD at $2,125,000 on 7 Aug — 60% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
168 CHERRY RD	Residential	**$2,125,000**	7 Aug
19 CHARLTON ST	Residential	**$2,000,000**	3 Sep
31 RIDGEWOOD CRES	Residential	**$2,000,000**	25 Sep
14 WOODLEY ST	Residential	**$1,705,000**	31 Aug
28 RIDGEWOOD CRES	Residential	**$1,690,000**	18 Sep
12 HUNTINGTON CL	Residential	**$1,600,000**	24 Aug
16 DWYER CH	Residential	**$1,435,000**	27 Aug
21 YERAMBLA CL	Residential	**$1,400,000**	21 Aug
21 GLAD GUNSON DR	Residential	**$1,380,000**	19 Oct
45 CROFT RD	Residential	**$1,340,000**	9 Sep
36 MOANI ST	Residential	**$1,310,000**	9 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.