

Elmore vale NSW 2287

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +6	MEDIAN PRICE \$843,250 +10%	AVERAGE PRICE \$855,958 +5%
HIGHEST SALE \$10,430,890	LOWEST SALE \$475,000	TOTAL VALUE \$20.70M

POSTCODE 2287 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$541	OBSERVATIONS 127
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Figures cover the entire 2287 postcode area, not Elmore vale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$843,250 +10%	AVERAGE PRICE \$855,958 +5%	TOTAL SALES 13 +86%
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PROPERTY TYPE BREAKDOWN

Residentials		12 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Elmore vale NSW 2287 in August 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 10% to \$843,250, up from \$770,000 in July.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for commercials (1).
- Prices ranged widely — from \$475,000 to \$10,430,890, a spread of \$9,955,890.
- The standout sale was 145 CROUDACE RD at \$10,430,890 on 26 Aug — 1137% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
145 CROUDACE RD	Commercial	\$10,430,890	26 Aug
178 ARIES WAY	Residential	\$1,400,000	5 Aug
13 CAMBRONNE PDE	Residential	\$1,180,000	26 Aug
119 ARIES WAY	Residential	\$1,000,000	26 Aug
130 CARDIFF RD	Residential	\$855,000	17 Aug
53 B WATKINS RD	Residential	\$850,000	5 Aug
96 JUBILEE RD	Residential	\$846,500	21 Aug
117 CARDIFF RD	Residential	\$840,000	21 Aug
16 WATTLEBIRD CRES	Residential	\$810,000	26 Aug
23 BUTCHERBIRD CRES	Residential	\$720,000	21 Aug
4/126 CROUDACE RD	Residential	\$715,000	6 Aug