SOLD NSW · PROPERTY MARKET REPORT

Ellalong NSW 2325

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11	$890,000	$1,063,889

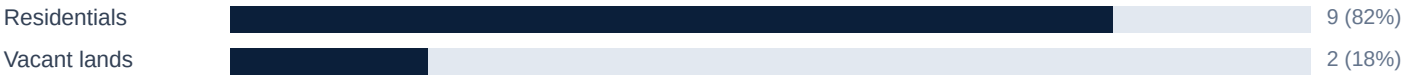
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,190,000	$445,000	$10.48M

POSTCODE 2325 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$588	108

Figures cover the entire 2325 postcode area, not Ellalong alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Ellalong NSW 2325 in May–July 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $890,000.
- Residentials accounted for 82% of sales (9 of 11), compared to 18% for vacant lands (2).
- Prices ranged widely — from $445,000 to $2,190,000, a spread of $1,745,000.
- The standout sale was 40 DRY CREEK RD at $2,190,000 on 7 May — 146% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 DRY CREEK RD	Residential	**$2,190,000**	7 May
403 WALLABY GULLY RD	Residential	**$1,560,000**	1 Jul
9 MULBRING ST	Residential	**$1,045,000**	29 May
49 VULTURE ST	Residential	**$970,000**	21 May
38 ALEXANDER ST	Residential	**$890,000**	16 Jul
12 ALEXANDER ST	Residential	**$830,000**	10 Jul
27 ALEXANDER ST	Residential	**$790,000**	18 Jun
13 ALEXANDER ST	Residential	**$750,000**	11 Jun
26 HUNTER ST	Residential	**$550,000**	28 May
6 MULBRING ST	Vacant land	**$460,000**	18 May
25 HECLA ST	Vacant land	**$445,000**	14 May

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