

Gobbagombalin NSW 2650

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +1	MEDIAN PRICE \$789,000 -1%	AVERAGE PRICE \$821,208 -2%
HIGHEST SALE \$1,900,000	LOWEST SALE \$685,000	TOTAL VALUE \$11.75M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
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Figures cover the entire 2650 postcode area, not Gobbagombalin alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$789,000 -1%	AVERAGE PRICE \$821,208 -2%	TOTAL SALES 13 +8%
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PROPERTY TYPE BREAKDOWN

Residential		12 (92%)
Farms		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Gobbagombalin NSW 2650 in August 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 1% to \$789,000, down from \$799,000 in July.
- Residential accounted for 92% of sales (12 of 13), compared to 8% for farms (1).
- Prices ranged widely — from \$685,000 to \$1,900,000, a spread of \$1,215,000.
- The standout sale was OLD NARRANDERA RD at \$1,900,000 on 4 Aug — 141% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
OLD NARRANDERA RD	Farm	\$1,900,000	4 Aug
3 TOOLEYBUC ST	Residential	\$1,115,000	27 Aug
138 VALENCIA DR	Residential	\$899,000	7 Aug
21 COPPABELLA DR	Residential	\$862,500	7 Aug
29 COPPABELLA DR	Residential	\$860,000	7 Aug
13 BARMEDMAN AVE	Residential	\$853,000	24 Aug
6 ZARA ST	Residential	\$789,000	20 Aug
12 B KATARAH ST	Residential	\$789,000	26 Aug
12 A KATARAH ST	Residential	\$785,000	17 Aug
1/11 VALENCIA DR	Residential	\$749,000	28 Aug
2/11 VALENCIA DR	Residential	\$749,000	28 Aug