SOLD NSW · PROPERTY MARKET REPORT

Gobbagombalin NSW 2650

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -16	$789,000 -7%	$813,925 -76%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,900,000	$250,000	$19.18M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

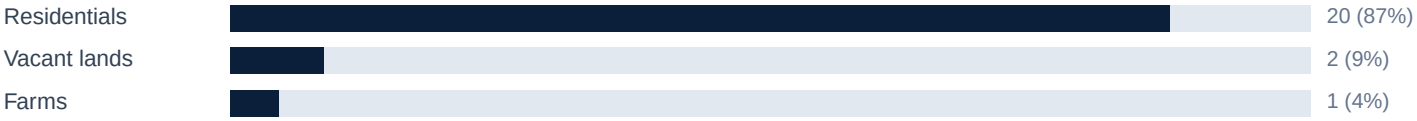
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

Figures cover the entire 2650 postcode area, not Gobbagombalin alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$789,000 -7%	$813,925 -76%	23 -41%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Gobbagombalin NSW 2650 in August–October 2026 — 20 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 7% to $789,000, down from $850,500 in May–July 2026.
- Residentials accounted for 87% of sales (20 of 23), compared to 9% for vacant lands (2).
- Prices ranged widely — from $250,000 to $1,900,000, a spread of $1,650,000.
- The standout sale was OLD NARRANDERA RD at $1,900,000 on 4 Aug — 141% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
OLD NARRANDERA RD	Farm	**$1,900,000**	4 Aug
244 MUTTAMA PDE	Residential	**$1,205,000**	25 Sep
3 TOOLEYBUC ST	Residential	**$1,115,000**	27 Aug
277 MUTTAMA PDE	Residential	**$995,000**	14 Oct
17 LAWRENCE AVE	Residential	**$980,000**	9 Sep
138 VALENCIA DR	Residential	**$899,000**	7 Aug
10 KENTUCKY CRES	Residential	**$880,000**	3 Sep
21 COPPABELLA DR	Residential	**$862,500**	7 Aug
29 COPPABELLA DR	Residential	**$860,000**	7 Aug
13 BARMEDMAN AVE	Residential	**$853,000**	24 Aug

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.