

Goonellabah NSW 2480

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -8	MEDIAN PRICE \$885,000 +23%	AVERAGE PRICE \$885,833 +15%
HIGHEST SALE \$1,270,000	LOWEST SALE \$450,000	TOTAL VALUE \$10.63M

POSTCODE 2480 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$500	AVERAGE WEEKLY RENT \$550	OBSERVATIONS 76
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Figures cover the entire 2480 postcode area, not Goonellabah alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$885,000 +23%	AVERAGE PRICE \$885,833 +15%	TOTAL SALES 12 -40%
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PROPERTY TYPE BREAKDOWN

Residentials	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Goonellabah NSW 2480 in September 2026.
- The median sale price rose 23% to \$885,000, up from \$720,000 in August.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$450,000 to \$1,270,000, a spread of \$820,000.
- The standout sale was 3 CLARE ST at \$1,270,000 on 11 Sep — 44% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 CLARE ST	Residential	\$1,270,000	11 Sep
50 PALMVALE DR	Residential	\$1,135,000	1 Sep
3 EARLS CT	Residential	\$1,110,000	15 Sep
62 HILLCREST AVE	Residential	\$1,100,000	1 Sep
23 HOLMESLEIGH DR	Residential	\$995,000	7 Sep
12 CORINNE PL	Residential	\$945,000	2 Sep
2 WINDSOR CT	Residential	\$825,000	14 Sep
14 ASHGROVE DR	Residential	\$815,000	2 Sep
54 FISCHER ST	Residential	\$745,000	2 Sep
1 PLEASANT ST	Residential	\$630,000	3 Sep
6/32 HILLVIEW DR	Residential	\$610,000	1 Sep
54 PHILLIP ST	Residential	\$450,000	16 Sep