

Goulburn NSW 2580

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 28 -38	MEDIAN PRICE \$680,000 +0%	AVERAGE PRICE \$721,196 +0%
HIGHEST SALE \$2,300,000	LOWEST SALE \$121,000	TOTAL VALUE \$19.48M

POSTCODE 2580 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$535	AVERAGE WEEKLY RENT \$543	OBSERVATIONS 98
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Figures cover the entire 2580 postcode area, not Goulburn alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$680,000 +0%	AVERAGE PRICE \$721,196 +0%	TOTAL SALES 28 -58%
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PROPERTY TYPE BREAKDOWN

Residential		23 (82%)
Vacant lands		4 (14%)
Commercials		1 (4%)

KEY MARKET INSIGHTS

- 28 properties settled in Goulburn NSW 2580 in September 2026 — 23 residential and 5 non-residential (commercial or land).
- The residential median sale price held steady at \$680,000 — consistent with August.
- Residential accounted for 82% of sales (23 of 28), compared to 14% for vacant lands (4).
- Prices ranged widely — from \$121,000 to \$2,300,000, a spread of \$2,179,000.
- The standout sale was 67 GORMAN RD at \$2,300,000 on 4 Sep — 238% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
67 GORMAN RD	Residential	\$2,300,000	4 Sep
23 DRINKWATER DR	Residential	\$1,415,000	2 Sep
13 O'SULLIVAN PL	Commercial	\$1,300,000	1 Sep
8 LODER ST	Residential	\$980,000	2 Sep
89 NORTON ST	Residential	\$870,000	15 Sep
22 SLOCOMBE ST	Residential	\$850,000	16 Sep
2/32 MADELEINE DR	Residential	\$780,000	14 Sep
4 SAMUEL PL	Residential	\$762,000	10 Sep
10 INDIAN AVE	Residential	\$700,000	15 Sep
30 RUBY ST	Residential	\$695,000	4 Sep