

Gulgong NSW 2852

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +4	MEDIAN PRICE \$440,000 -32%	AVERAGE PRICE \$446,682 -40%
HIGHEST SALE \$1,400,000	LOWEST SALE \$202,500	TOTAL VALUE \$7.47M

POSTCODE 2852 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$550	AVERAGE WEEKLY RENT \$551	OBSERVATIONS 14
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Figures cover the entire 2852 postcode area, not Gulgong alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$440,000 -32%	AVERAGE PRICE \$446,682 -40%	TOTAL SALES 16 +33%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (69%)
Vacant lands		4 (25%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Gulgong NSW 2852 in April 2026 — 11 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 32% to \$440,000, down from \$642,500 in March.
- Residentials accounted for 69% of sales (11 of 16), compared to 25% for vacant lands (4).
- Prices ranged widely — from \$202,500 to \$1,400,000, a spread of \$1,197,500.
- The standout sale was 11 INDUSTRIAL AVE at \$1,400,000 on 2 Apr — 218% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 INDUSTRIAL AVE	Commercial	\$1,400,000	2 Apr
20 COOYAL ST	Residential	\$810,000	29 Apr
187 MAYNE ST	Residential	\$720,000	2 Apr
9 BELMORE ST	Residential	\$690,000	20 Apr
21 MEDLEY ST	Residential	\$595,000	7 Apr
215 BLACK LEAD LANE	Vacant land	\$490,000	28 Apr
72 MAYNE ST	Residential	\$441,000	21 Apr
79 BERYL RD	Residential	\$440,000	20 Apr
46 MAYNE ST	Residential	\$312,500	21 Apr
22 MAYNE ST	Vacant land	\$260,000	30 Apr