SOLD NSW · PROPERTY MARKET REPORT

Gulgong NSW 2852

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -1	$665,000 -12%	$646,042 -16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$850,000	$180,000	$8.51M

POSTCODE 2852 RENTAL MARKET · SEPTEMBER 2026

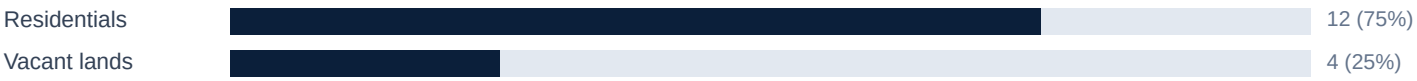
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$585	$639	8

Figures cover the entire 2852 postcode area, not Gulgong alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$665,000 -12%	$646,042 -16%	16 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Gulgong NSW 2852 in August–October 2026 — 12 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 12% to $665,000, down from $760,000 in May–July 2026.
- Residentials accounted for 75% of sales (12 of 16), compared to 25% for vacant lands (4).
- Prices ranged widely — from $180,000 to $850,000, a spread of $670,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 A WOROBIL ST	Residential	**$850,000**	6 Oct
66 WYNELLA ST	Residential	**$750,000**	30 Sep
69 WYNELLA ST	Residential	**$730,000**	20 Aug
4 QUEEN ST	Residential	**$725,000**	24 Aug
3 FITZROY ST	Residential	**$692,500**	19 Oct
14 HOMER ST	Residential	**$690,000**	30 Sep
112 BARNEYS REEF RD	Residential	**$640,000**	1 Oct
12 WHITE ST	Residential	**$620,000**	16 Oct
1 YARAANDOO ST	Residential	**$605,000**	21 Aug
14 QUEEN ST	Residential	**$595,000**	26 Aug
43 MEDLEY ST	Residential	**$595,000**	29 Sep
104 MEDLEY ST	Residential	**$260,000**	28 Aug
11 RAILWAY ST	Vacant land	**$220,000**	12 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.