SOLD NSW · PROPERTY MARKET REPORT

Gulmarrad NSW 2463

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +2	$975,000 -6%	$990,278 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,510,000	$375,000	$10.19M

POSTCODE 2463 RENTAL MARKET · SEPTEMBER 2026

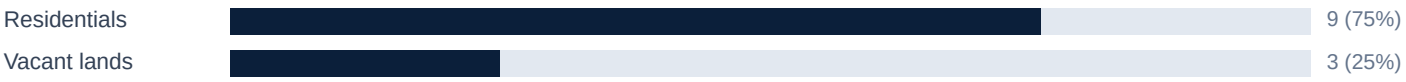
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$824	9

Figures cover the entire 2463 postcode area, not Gulmarrad alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$975,000 -6%	$990,278 +9%	12 +20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Gulmarrad NSW 2463 in August–October 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 6% to $975,000, down from $1,040,000 in May–July 2026.
- Residentials accounted for 75% of sales (9 of 12), compared to 25% for vacant lands (3).
- Prices ranged widely — from $375,000 to $1,510,000, a spread of $1,135,000.
- The standout sale was 19 AUSTRALIA DR at $1,510,000 on 26 Oct — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 AUSTRALIA DR	Residential	**$1,510,000**	26 Oct
14 COLONIAL DR	Residential	**$1,277,500**	27 Aug
27 ALBERT PL	Residential	**$1,225,000**	28 Sep
11 FEDERATION PL	Residential	**$1,080,000**	18 Sep
4 BROLGA DR	Residential	**$975,000**	17 Aug
10 PARKLANDS DR	Residential	**$970,000**	24 Sep
418 BROOMS HEAD RD	Residential	**$870,000**	2 Sep
FOREST BANK CL	Residential	**$575,000**	27 Aug
46 LORIKEET RD	Vacant land	**$450,000**	17 Sep
16 MCKENZIE DR	Vacant land	**$450,000**	20 Oct
4 ARMSTRONG RD	Residential	**$430,000**	17 Sep

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.