

Karabar NSW 2620

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -6	MEDIAN PRICE \$785,000 -2%	AVERAGE PRICE \$839,000 +6%
HIGHEST SALE \$1,235,000	LOWEST SALE \$540,000	TOTAL VALUE \$8.39M

POSTCODE 2620 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$580	OBSERVATIONS 134
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Figures cover the entire 2620 postcode area, not Karabar alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$785,000 -2%	AVERAGE PRICE \$839,000 +6%	TOTAL SALES 10 -37%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Karabar NSW 2620 in August 2026.
- The median sale price fell 2% to \$785,000, down from \$800,000 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$540,000 to \$1,235,000, a spread of \$695,000.
- The standout sale was 8 MORRISON PL at \$1,235,000 on 26 Aug — 57% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 MORRISON PL	Residential	\$1,235,000	26 Aug
9 VAUGHAN CL	Residential	\$1,050,000	3 Aug
8 OAK PL	Residential	\$1,020,000	7 Aug
1/9 BEARD CL	Residential	\$915,000	5 Aug
162 DONALD RD	Residential	\$820,000	24 Aug
13 SUNNYBAR PDE	Residential	\$750,000	7 Aug
3/71 DONALD RD	Residential	\$695,000	19 Aug
1/122 FERGUS RD	Residential	\$695,000	21 Aug
2/17 HAKEA ST	Residential	\$670,000	5 Aug
3/57 DONALD RD	Residential	\$540,000	28 Aug