

Koorungal NSW 2650

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +7	MEDIAN PRICE \$671,750 -2%	AVERAGE PRICE \$644,561 -12%
HIGHEST SALE \$815,000	LOWEST SALE \$270,000	TOTAL VALUE \$10.31M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
-----------------------------	------------------------------	---------------------

Figures cover the entire 2650 postcode area, not Koorungal alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$671,750 -2%	AVERAGE PRICE \$644,561 -12%	TOTAL SALES 16 +78%
---	---	--------------------------------------

PROPERTY TYPE BREAKDOWN

Residential	16 (100%)
-------------	-----------

KEY MARKET INSIGHTS

- 16 properties settled in Koorungal NSW 2650 in August 2026.
- The median sale price fell 2% to \$671,750, down from \$685,000 in July.
- All 16 recorded sales were residentials.
- Prices ranged widely — from \$270,000 to \$815,000, a spread of \$545,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 SHERWOOD AVE	Residential	\$815,000	21 Aug
14 YEOMANS PL	Residential	\$815,000	28 Aug
46 WILKS AVE	Residential	\$790,000	20 Aug
336 LAKE ALBERT RD	Residential	\$770,000	13 Aug
11 WHITE AVE	Residential	\$746,000	10 Aug
16 WARATAH ST	Residential	\$696,000	31 Aug
30 PANORAMA ST	Residential	\$675,000	19 Aug
395 LAKE ALBERT RD	Residential	\$673,500	20 Aug
8 WARATAH ST	Residential	\$670,000	17 Aug
82 WARRAWONG ST	Residential	\$645,000	21 Aug
370 B LAKE ALBERT RD	Residential	\$632,000	31 Aug
41 KILPATRICK ST	Residential	\$617,470	7 Aug
3 PAULL ST	Residential	\$570,000	24 Aug
21 EDNEY ST	Residential	\$525,000	24 Aug