

Lake albert NSW 2650

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +1	MEDIAN PRICE \$687,880 -19%	AVERAGE PRICE \$786,457 -34%
HIGHEST SALE \$1,750,000	LOWEST SALE \$450,000	TOTAL VALUE \$8.31M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
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Figures cover the entire 2650 postcode area, not Lake albert alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$687,880 -19%	AVERAGE PRICE \$786,457 -34%	TOTAL SALES 11 +10%
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PROPERTY TYPE BREAKDOWN

Residential		10 (91%)
Vacant lands		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Lake albert NSW 2650 in August 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 19% to \$687,880, down from \$845,000 in July.
- Residential accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from \$450,000 to \$1,750,000, a spread of \$1,300,000.
- The standout sale was 192 DUKES RD at \$1,750,000 on 7 Aug — 154% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
192 DUKES RD	Residential	\$1,750,000	7 Aug
89 MAIN ST	Residential	\$840,000	5 Aug
54 GENEVA CRES	Residential	\$750,000	27 Aug
32 LAKE ST	Residential	\$715,000	12 Aug
1/19 BOTTLEBRUSH PL	Residential	\$690,760	28 Aug
65 BRUNSKILL RD	Residential	\$685,000	19 Aug
2/19 BOTTLEBRUSH PL	Residential	\$651,808	21 Aug
16 MAIN ST	Residential	\$640,000	28 Aug
111 MAIN ST	Residential	\$600,000	21 Aug
11 DALKEITH AVE	Residential	\$542,000	5 Aug
13 ORANGEBARK LOOP	Vacant land	\$450,000	18 Aug