SOLD NSW · PROPERTY MARKET REPORT

Lake albert NSW 2650

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 +8	$887,500 +21%	$959,750 +23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,365,000	$405,900	$11.42M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

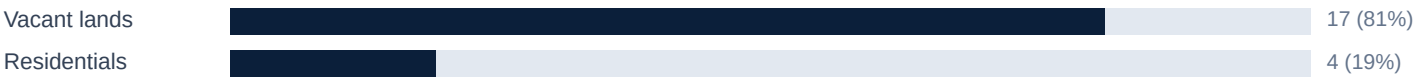
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

Figures cover the entire 2650 postcode area, not Lake albert alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$887,500 +21%	$959,750 +23%	21 +62%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Lake albert NSW 2650 in October 2026 — 4 residential and 17 non-residential (commercial or land).
- The residential median sale price rose 21% to $887,500, up from $731,000 in September 2026.
- Vacant lands accounted for 81% of sales (17 of 21), compared to 19% for residentials (4).
- Prices ranged widely — from $405,900 to $1,365,000, a spread of $959,100.
- The standout sale was 62 ROSEVALE DR at $1,365,000 on 6 Oct — 54% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
62 ROSEVALE DR	Residential	**$1,365,000**	6 Oct
87 DALKEITH AVE	Residential	**$910,000**	12 Oct
23 MYALL CRES	Residential	**$865,000**	9 Oct
3/24 BOTTLEBRUSH PL	Residential	**$699,000**	13 Oct
COACHWOOD DR	Vacant land	**$580,000**	6 Oct
COACHWOOD DR	Vacant land	**$500,000**	6 Oct
COACHWOOD DR	Vacant land	**$469,900**	6 Oct
COACHWOOD DR	Vacant land	**$444,900**	6 Oct
16 GEEBUNG LOOP	Vacant land	**$444,900**	13 Oct
COACHWOOD DR	Vacant land	**$440,900**	6 Oct
COACHWOOD DR	Vacant land	**$440,000**	6 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.