

Leumeah NSW 2560

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -1	MEDIAN PRICE \$885,000 -13%	AVERAGE PRICE \$842,000 -11%
HIGHEST SALE \$2,400,000	LOWEST SALE \$475,000	TOTAL VALUE \$10.88M

POSTCODE 2560 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$600	OBSERVATIONS 229
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Figures cover the entire 2560 postcode area, not Leumeah alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$885,000 -13%	AVERAGE PRICE \$842,000 -11%	TOTAL SALES 11 -8%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (82%)
Factorys		1 (9%)
Warehouses		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Leumeah NSW 2560 in August 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 13% to \$885,000, down from \$1,015,500 in July.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for factorys (1).
- Prices ranged widely — from \$475,000 to \$2,400,000, a spread of \$1,925,000.
- The standout sale was 1/4 A HOLLYLEA RD at \$2,400,000 on 25 Aug — 171% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/4 A HOLLYLEA RD	Factory	\$2,400,000	25 Aug
4 DOWLING ST	Residential	\$1,300,000	18 Aug
14 TOWNSON AVE	Residential	\$1,100,000	24 Aug
13 B TALLAWARRA RD	Residential	\$1,030,000	12 Aug
24 WATT ST	Residential	\$930,000	11 Aug
11/3 HOLLYLEA RD	Warehouse	\$902,000	21 Aug
2 BARKER PL	Residential	\$885,000	10 Aug
9/50 PARKHILL AVE	Residential	\$668,000	19 Aug
2/6 LAMBERT PL	Residential	\$620,000	17 Aug
7 F/541 PEMBROKE RD	Residential	\$570,000	27 Aug