SOLD NSW · PROPERTY MARKET REPORT

Merimbula NSW 2548

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 -11	$587,500 -22%	$753,485 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,750,000	$275,000	$24.27M

POSTCODE 2548 RENTAL MARKET · SEPTEMBER 2026

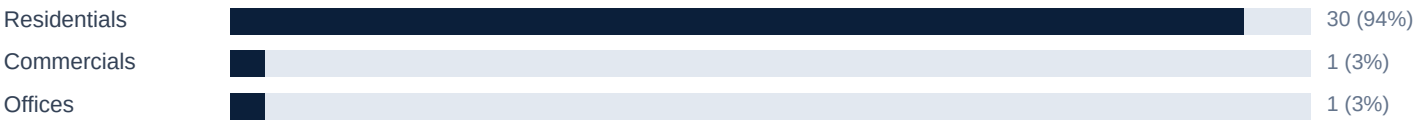
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$610	$582	24

Figures cover the entire 2548 postcode area, not Merimbula alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$587,500 -22%	$753,485 -9%	32 -26%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 32 properties settled in Merimbula NSW 2548 in August–October 2026 — 30 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 22% to $587,500, down from $750,000 in May–July 2026.
- Residentials accounted for 94% of sales (30 of 32), compared to 3% for commercials (1).
- Prices ranged widely — from $275,000 to $2,750,000, a spread of $2,475,000.
- The standout sale was 1 BEACH ST at $2,750,000 on 28 Oct — 368% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 BEACH ST	Residential	**$2,750,000**	28 Oct
22 MULLOWAY CCT	Residential	**$1,425,000**	18 Sep
3 PATRICK CT	Residential	**$1,400,000**	14 Aug
17 JOHN CL	Residential	**$1,380,000**	4 Aug
37 MERIMBULA DR	Commercial	**$1,300,000**	12 Aug
64 A LAKE ST	Residential	**$1,100,000**	14 Aug
66 SAPPHIRE CRES	Residential	**$975,000**	22 Sep
52 LAKEVIEW AVE	Residential	**$940,000**	6 Aug
11 MAIN ST	Residential	**$895,000**	10 Aug
27 BEVERLEY ST	Residential	**$880,000**	1 Sep

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