SOLD NSW · PROPERTY MARKET REPORT

Murrumbateman NSW 2582

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 +2	$1,394,500 +13%	$1,373,028 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,700,000	$680,000	$28.13M

POSTCODE 2582 RENTAL MARKET · SEPTEMBER 2026

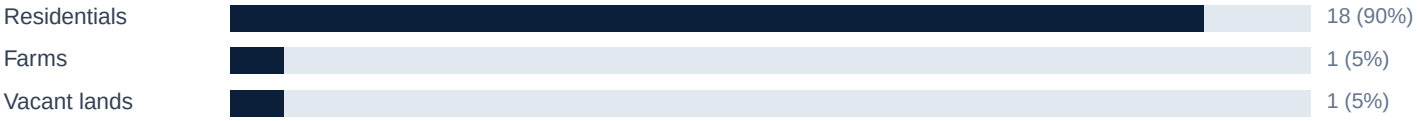
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$570	$599	8

Figures cover the entire 2582 postcode area, not Murrumbateman alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,394,500 +13%	$1,373,028 +8%	20 +11%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Murrumbateman NSW 2582 in August–October 2026 — 18 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 13% to $1,394,500, up from $1,235,000 in May–July 2026.
- Residentials accounted for 90% of sales (18 of 20), compared to 5% for farms (1).
- Prices ranged widely — from $680,000 to $2,700,000, a spread of $2,020,000.
- The standout sale was 741 KAVENEYS RD at $2,700,000 on 18 Aug — 94% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
741 KAVENEYS RD	Farm	**$2,700,000**	18 Aug
7 RYSLIPP DR	Residential	**$2,475,000**	18 Aug
266 GOODA CREEK RD	Residential	**$1,660,000**	17 Aug
3285 BARTON HWY	Residential	**$1,650,000**	26 Oct
16 BROUGHTON CCT	Residential	**$1,600,000**	7 Aug
13 LAKEVIEW DR	Residential	**$1,560,000**	19 Oct
16 GRENACHE WAY	Residential	**$1,550,000**	4 Aug
17 GOVERNOR DR	Residential	**$1,500,000**	31 Aug
30 WEST ST	Residential	**$1,450,000**	28 Sep
2 CHAROLAIS PL	Residential	**$1,429,000**	15 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.