SOLD NSW · PROPERTY MARKET REPORT

Nimbin NSW 2480

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$785,000	$1,046,250

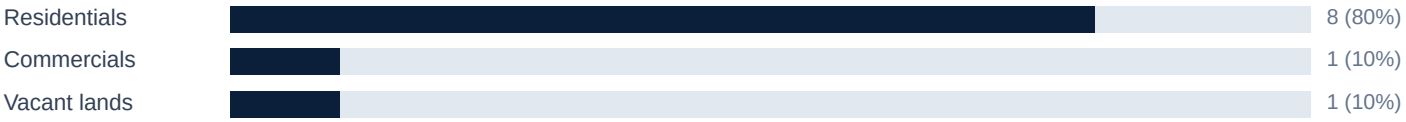
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,625,000	$247,500	$9.24M

POSTCODE 2480 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$576	70

Figures cover the entire 2480 postcode area, not Nimbin alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Nimbin NSW 2480 in April–June 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $785,000.
- Residentials accounted for 80% of sales (8 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $247,500 to $2,625,000, a spread of $2,377,500.
- The standout sale was 94 HUTCHINSON RD at $2,625,000 on 13 May — 234% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
94 HUTCHINSON RD	Residential	**$2,625,000**	13 May
5 HENSEN RD	Residential	**$1,500,000**	18 May
1148 TUNTABLE CREEK RD	Residential	**$1,200,000**	22 May
353 GUNGAS RD	Residential	**$850,000**	15 May
10 SILKY OAK DR	Residential	**$720,000**	1 Apr
28 BASIL RD	Residential	**$677,500**	24 Apr
90 CULLEN ST	Commercial	**$575,000**	7 Apr
9 THORBURN ST	Residential	**$550,000**	2 Apr
18 HILLSIDE DR	Vacant land	**$300,000**	19 Jun
15 CROFTON RD	Residential	**$247,500**	10 Apr

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