SOLD NSW · PROPERTY MARKET REPORT

North boambee valley NSW 2450

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,120,000 +40%	$1,063,333 +30%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,500,000	$490,000	$12.43M

POSTCODE 2450 RENTAL MARKET · SEPTEMBER 2026

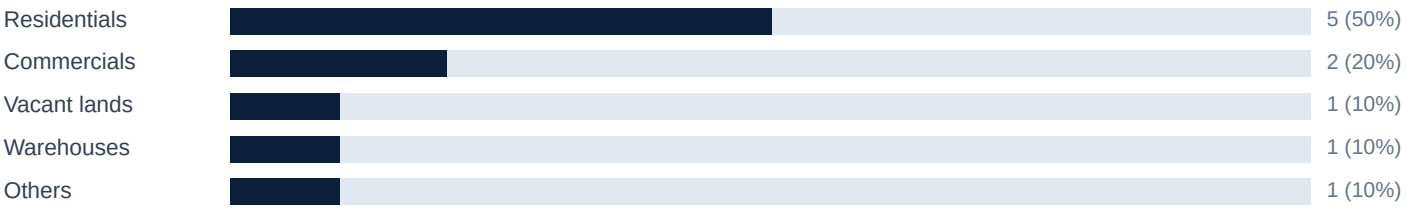
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$593	153

Figures cover the entire 2450 postcode area, not North boambee valley alone. Rental period: September 2026.

COMPARED TO JANUARY–MARCH 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,120,000 +40%	$1,063,333 +30%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in North boambee valley NSW 2450 in April–June 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 40% to $1,120,000, up from $800,500 in January–March 2026.
- Residentials accounted for 50% of sales (5 of 10), compared to 20% for commercials (2).
- Prices ranged widely — from $490,000 to $2,500,000, a spread of $2,010,000.
- The standout sale was 8/380 PACIFIC HWY at $2,500,000 on 8 May — 123% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8/380 PACIFIC HWY	Commercial	**$2,500,000**	8 May
9 FORGE DR	Warehouse	**$2,365,000**	10 Apr
9 AMADEUS PL	Residential	**$1,285,000**	17 Apr
7 AMADEUS PL	—	**$1,285,000**	17 Apr
18 WALLACE CCT	Residential	**$1,150,000**	11 May
1 COLAC TCE	Residential	**$1,090,000**	22 May
44 LOPHOSTEMON DR	Residential	**$1,080,000**	12 Jun
2/22 FORGE DR	Commercial	**$690,000**	23 Jun

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.