SOLD NSW · PROPERTY MARKET REPORT

South albury NSW 2640

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 0	$660,000 +35%	$696,850 +33%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$9,200,000	$257,500	$17.05M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

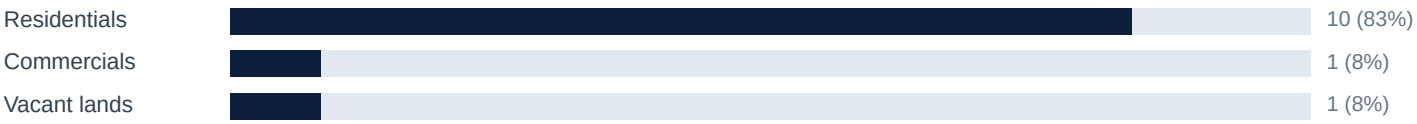
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

Figures cover the entire 2640 postcode area, not South albury alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$660,000 +35%	$696,850 +33%	12 0%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in South albury NSW 2640 in June–August 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 35% to $660,000, up from $490,000 in March–May 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from $257,500 to $9,200,000, a spread of $8,942,500.
- The standout sale was 324 WODONGA PL at $9,200,000 on 24 Jul — 1294% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
324 WODONGA PL	Commercial	**$9,200,000**	24 Jul
562 EBDEN ST	Residential	**$1,300,000**	1 Jun
527 ABERCORN ST	Residential	**$1,050,000**	3 Jun
518 BUTSON AVE	Residential	**$880,000**	19 Aug
273 DAVID ST	Vacant land	**$880,000**	24 Aug
346 MACAULEY ST	Residential	**$820,000**	31 Jul
9/394 DAVID ST	Residential	**$735,000**	11 Jun
1/370 TOWNSEND ST	Residential	**$585,000**	13 Aug
333 MACAULEY ST	Residential	**$575,000**	14 Aug
4/411 MACAULEY ST	Residential	**$415,000**	19 Jun

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