

Thirlmere NSW 2572

July 2026 Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +4	MEDIAN PRICE \$1,265,000 +6%	AVERAGE PRICE \$1,609,500 +23%
HIGHEST SALE \$3,280,000	LOWEST SALE \$600,000	TOTAL VALUE \$18.32M

POSTCODE 2572 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$525	AVERAGE WEEKLY RENT \$590	OBSERVATIONS 14
-----------------------------	------------------------------	--------------------

Figures cover the entire 2572 postcode area, not Thirlmere alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,265,000 +6%	AVERAGE PRICE \$1,609,500 +23%	TOTAL SALES 13 +44%
---	---	--------------------------------------

PROPERTY TYPE BREAKDOWN

Residentials		10 (77%)
Vacant lands		3 (23%)

KEY MARKET INSIGHTS

- 13 properties settled in Thirlmere NSW 2572 in July 2026 — 10 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 6% to \$1,265,000, up from \$1,190,000 in June.
- Residentials accounted for 77% of sales (10 of 13), compared to 23% for vacant lands (3).
- Prices ranged widely — from \$600,000 to \$3,280,000, a spread of \$2,680,000.
- The standout sale was 325 OAKS RD at \$3,280,000 on 21 Jul — 159% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
325 OAKS RD	Residential	\$3,280,000	21 Jul
30 OAKS RD	Residential	\$2,170,000	28 Jul
66 BRUNDAH RD	Residential	\$2,125,000	31 Jul
41 DENMEAD ST	Residential	\$2,050,000	31 Jul
6 MARION ST	Residential	\$1,495,000	13 Jul
5 STATION MASTER AVE	Residential	\$1,035,000	10 Jul
330 BRIDGE ST	Residential	\$1,000,000	31 Jul
10 WALTER ST	Residential	\$995,000	23 Jul
411 B THIRLMERE WAY	Residential	\$995,000	29 Jul
5 BAROO ST	Residential	\$950,000	15 Jul
68 BRUNDAH RD	Vacant land	\$930,000	10 Jul