SOLD NSW · PROPERTY MARKET REPORT

Thurgoona NSW 2640

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
39 -4	$707,500 -8%	$706,288 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,720,000	$135,000	$21.46M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

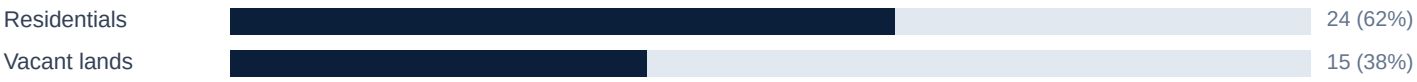
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$707,500 -8%	$706,288 -8%	39 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 39 properties settled in Thurgoona NSW 2640 in October 2026 — 24 residential and 15 non-residential (commercial or land).
- The residential median sale price fell 8% to $707,500, down from $772,500 in September 2026.
- Residentials accounted for 62% of sales (24 of 39), compared to 38% for vacant lands (15).
- Prices ranged widely — from $135,000 to $1,720,000, a spread of $1,585,000.
- The standout sale was 57 TWEED CT at $1,720,000 on 20 Oct — 143% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
57 TWEED CT	Residential	**$1,720,000**	20 Oct
162 FOREST DR	Residential	**$1,100,000**	27 Oct
24 HIBBERSON CT	Residential	**$980,000**	20 Oct
60 OXFORD DR	Residential	**$870,000**	9 Oct
10 WHITEWATER TCE	Residential	**$865,000**	16 Oct
104 NOTTINGHAM RD	Residential	**$865,000**	27 Oct
122 NEWTON CCT	Residential	**$855,000**	6 Oct
27 POTOROO AVE	Residential	**$854,900**	6 Oct
18 EISENHAUER DR	Residential	**$840,000**	23 Oct
2 YARRA MEWS	Residential	**$740,000**	22 Oct
156 RIVERBOAT DR	Residential	**$710,000**	19 Oct

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