

Tocumwal NSW 2714

April 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +5	MEDIAN PRICE \$419,000 -7%	AVERAGE PRICE \$417,667 -4%
HIGHEST SALE \$1,000,000	LOWEST SALE \$230,000	TOTAL VALUE \$4.63M

POSTCODE 2714 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$540	OBSERVATIONS 3
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Figures cover the entire 2714 postcode area, not Tocumwal alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$419,000 -7%	AVERAGE PRICE \$417,667 -4%	TOTAL SALES 10 +100%
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PROPERTY TYPE BREAKDOWN

Residentials		6 (60%)
Vacant lands		2 (20%)
Commercials		1 (10%)
Farms		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Tocumwal NSW 2714 in April 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 7% to \$419,000, down from \$450,000 in March.
- Residentials accounted for 60% of sales (6 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from \$230,000 to \$1,000,000, a spread of \$770,000.
- The standout sale was 58 HENNESSY ST at \$1,000,000 on 30 Apr — 139% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
58 HENNESSY ST	Commercial	\$1,000,000	30 Apr
31 CALAWAY ST	Residential	\$603,000	1 Apr
BULLATALE RD	Farm	\$500,000	30 Apr
36 HOYLE ST	Residential	\$500,000	23 Apr
25 HILL ST	Residential	\$445,000	2 Apr
2 BALL CT	Residential	\$393,000	24 Apr
10 SUGDEN ST	Vacant land	\$345,000	17 Apr
3/6 BALL CT	Residential	\$335,000	23 Apr
11 WIRRAWAY CT	Vacant land	\$275,000	14 Apr