SOLD NSW · PROPERTY MARKET REPORT

Tullimbar NSW 2527

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
40 -26	$945,000 +3%	$989,112 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,650,000	$460,000	$36.48M

POSTCODE 2527 RENTAL MARKET · SEPTEMBER 2026

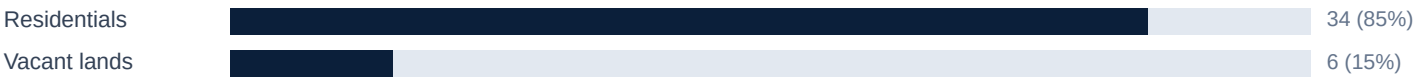
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$777	58

Figures cover the entire 2527 postcode area, not Tullimbar alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$945,000 +3%	$989,112 +9%	40 -39%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 40 properties settled in Tullimbar NSW 2527 in August–October 2026 — 34 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 3% to $945,000, up from $920,000 in May–July 2026.
- Residentials accounted for 85% of sales (34 of 40), compared to 15% for vacant lands (6).
- Prices ranged widely — from $460,000 to $1,650,000, a spread of $1,190,000.
- The standout sale was 8 NOBLE RD at $1,650,000 on 28 Aug — 75% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 NOBLE RD	Residential	**$1,650,000**	28 Aug
2 SHORTHORN RD	Residential	**$1,650,000**	14 Oct
10 NELLIGEN ST	Residential	**$1,229,000**	25 Sep
22 TERRAGONG ST	Residential	**$1,170,000**	26 Aug
5 BOMBALA ST	Residential	**$1,120,000**	14 Aug
34 TOMERONG ST	Residential	**$1,100,000**	4 Sep
7 HUSKISSON ST	Residential	**$1,085,000**	21 Aug
4 BURRIER ST	Residential	**$1,070,000**	23 Oct
34 BODALLA ST	Residential	**$1,050,000**	14 Aug
6 BEMBOKA ST	Residential	**$1,000,000**	23 Sep
41 JERSEY AVE	Residential	**$975,000**	2 Sep

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