SOLD NSW · PROPERTY MARKET REPORT

Tumbarumba NSW 2653

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$415,000 -3%	$469,595 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$735,000	$320,000	$4.70M

POSTCODE 2653 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$485	$524	6

Figures cover the entire 2653 postcode area, not Tumbarumba alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$415,000 -3%	$469,595 +6%	10 -17%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Tumbarumba NSW 2653 in July–September 2026.
- The median sale price fell 3% to $415,000, down from $427,000 in April–June 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $320,000 to $735,000, a spread of $415,000.
- The standout sale was 215 BATLOW RD at $735,000 on 6 Jul — 77% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
215 BATLOW RD	Residential	**$735,000**	6 Jul
22 KING ST	Residential	**$700,000**	2 Jul
87 MURRAY ST	Residential	**$515,950**	11 Sep
8 PINE LANE	Residential	**$490,000**	9 Jul
2 KING ST	Residential	**$440,000**	17 Sep
23 MURRAY ST	Residential	**$390,000**	31 Aug
111 BATLOW RD	Residential	**$385,000**	21 Sep
45 MURRAY ST	Residential	**$360,000**	9 Jul
23 WILLIAM ST	Residential	**$360,000**	21 Jul
68 CLARA ST	Residential	**$320,000**	7 Sep

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