SOLD NSW · PROPERTY MARKET REPORT

Tumbi umbi NSW 2261

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -2	$1,065,000 +5%	$1,272,667 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,800,000	$300,000	$19.09M

POSTCODE 2261 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	146

Figures cover the entire 2261 postcode area, not Tumbi umbi alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,065,000 +5%	$1,272,667 -2%	15 -12%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Tumbi umbi NSW 2261 in August–October 2026.
- The median sale price rose 5% to $1,065,000, up from $1,010,000 in May–July 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $300,000 to $2,800,000, a spread of $2,500,000.
- The standout sale was 8 LEETES LANE at $2,800,000 on 18 Aug — 163% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 LEETES LANE	Residential	**$2,800,000**	18 Aug
229 TUMBI RD	Residential	**$2,410,000**	14 Aug
215 TUMBI RD	Residential	**$2,000,000**	17 Aug
145 BELLEVUE RD	Residential	**$1,540,000**	28 Aug
28 BLUE CRANE CL	Residential	**$1,400,000**	27 Oct
11 DORAN PL	Residential	**$1,180,000**	12 Oct
25 MOLSTEN AVE	Residential	**$1,100,000**	2 Oct
260 HANSENS RD	Residential	**$1,065,000**	19 Aug
10 WENDIE CL	Residential	**$990,000**	31 Aug
52 MOLSTEN AVE	Residential	**$905,000**	28 Aug
4 BRENDA CRES	Residential	**$900,000**	18 Sep
13 HIGHVIEW ST	Residential	**$875,000**	8 Oct

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.