

Ulladulla NSW 2539

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16	MEDIAN PRICE \$915,000 -2%	AVERAGE PRICE \$880,867 -8%
HIGHEST SALE \$1,465,000	LOWEST SALE \$220,000	TOTAL VALUE \$13.96M

POSTCODE 2539 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$593	AVERAGE WEEKLY RENT \$589	OBSERVATIONS 46
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Figures cover the entire 2539 postcode area, not Ulladulla alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$915,000 -2%	AVERAGE PRICE \$880,867 -8%	TOTAL SALES 16 0%
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PROPERTY TYPE BREAKDOWN

Residentials		15 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Ulladulla NSW 2539 in August 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 2% to \$915,000, down from \$932,500 in July.
- Residentials accounted for 94% of sales (15 of 16), compared to 6% for commercials (1).
- Prices ranged widely — from \$220,000 to \$1,465,000, a spread of \$1,245,000.
- The standout sale was 79 GOLDEN WATTLE DR at \$1,465,000 on 4 Aug — 60% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
79 GOLDEN WATTLE DR	Residential	\$1,465,000	4 Aug
23 TULIP OAK DR	Residential	\$1,090,000	14 Aug
28 RUNDLE ST	Residential	\$1,090,000	21 Aug
8 CARABEEN AVE	Residential	\$1,050,000	27 Aug
208/32 WASON ST	Residential	\$1,022,500	11 Aug
4 TULIP OAK DR	Residential	\$1,017,500	28 Aug
4/110 ST VINCENT ST	Residential	\$915,000	13 Aug
3 CASSIA PL	Residential	\$915,000	25 Aug
50 LOMANDRA PL	Residential	\$835,000	13 Aug
8 PARSON ST	Residential	\$800,000	21 Aug
114 SOUTH ST	Residential	\$760,000	13 Aug