SOLD NSW · PROPERTY MARKET REPORT

Ulladulla NSW 2539

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +3	$829,000 -13%	$862,500 -16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$10,800,000	$555,000	$19.43M

POSTCODE 2539 RENTAL MARKET · SEPTEMBER 2026

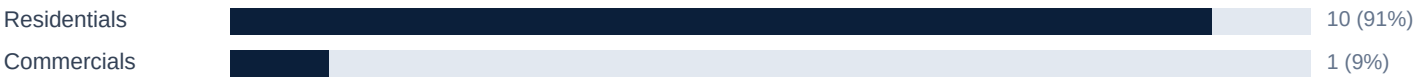
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$692	32

Figures cover the entire 2539 postcode area, not Ulladulla alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$829,000 -13%	$862,500 -16%	11 +38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Ulladulla NSW 2539 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 13% to $829,000, down from $952,500 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from $555,000 to $10,800,000, a spread of $10,245,000.
- The standout sale was 300 KINGS POINT DR at $10,800,000 on 21 Oct — 1203% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
300 KINGS POINT DR	Commercial	**$10,800,000**	21 Oct
15 FRANGIPANI AVE	Residential	**$1,330,000**	2 Oct
5 OWENS ST	Residential	**$1,190,000**	16 Oct
32 D NORTH ST	Residential	**$970,000**	27 Oct
34 PITMAN AVE	Residential	**$970,000**	23 Oct
4/24 ST VINCENT ST	Residential	**$858,000**	7 Oct
2/24 ST VINCENT ST	Residential	**$800,000**	19 Oct
9/68 NORTH ST	Residential	**$675,000**	6 Oct
28 TIMBS ST	Residential	**$672,000**	8 Oct
9 CARNELIAN CL	Residential	**$605,000**	9 Oct
49 SOUTH ST	Residential	**$555,000**	26 Oct

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