

Wamberal NSW 2260

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 +5	MEDIAN PRICE \$1,570,000 -8%	AVERAGE PRICE \$1,705,882 -9%
HIGHEST SALE \$3,700,000	LOWEST SALE \$950,000	TOTAL VALUE \$31.55M

POSTCODE 2260 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$828	OBSERVATIONS 63
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Figures cover the entire 2260 postcode area, not Wamberal alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,570,000 -8%	AVERAGE PRICE \$1,705,882 -9%	TOTAL SALES 18 +38%
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PROPERTY TYPE BREAKDOWN

Residentials		17 (94%)
Vacant lands		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Wamberal NSW 2260 in July 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 8% to \$1,570,000, down from \$1,697,500 in June.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for vacant lands (1).
- Prices ranged widely — from \$950,000 to \$3,700,000, a spread of \$2,750,000.
- The standout sale was 4/381 TUMBI RD at \$3,700,000 on 28 Jul — 136% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4/381 TUMBI RD	Residential	\$3,700,000	28 Jul
23 REMEMBRANCE DR	Vacant land	\$2,550,000	6 Jul
8 DASHWOOD CL	Residential	\$2,550,000	10 Jul
3 TALL TIMBERS RD	Residential	\$1,990,000	30 Jul
1 DASHWOOD CL	Residential	\$1,950,000	24 Jul
6 OLD TUMBI RD	Residential	\$1,810,000	9 Jul
15 BENWERRIN RD	Residential	\$1,750,000	10 Jul
16 WINDSOR RD	Residential	\$1,600,000	30 Jul
600 A THE ENTRANCE RD	Residential	\$1,580,000	31 Jul
124 OLD GOSFORD RD	Residential	\$1,570,000	27 Jul
16 COREEN DR	Residential	\$1,500,000	1 Jul