

Wellington NSW 2820

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -7	MEDIAN PRICE \$500,000 +25%	AVERAGE PRICE \$612,750 +55%
HIGHEST SALE \$2,070,000	LOWEST SALE \$120,000	TOTAL VALUE \$6.25M

POSTCODE 2820 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$510	AVERAGE WEEKLY RENT \$591	OBSERVATIONS 16
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Figures cover the entire 2820 postcode area, not Wellington alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$500,000 +25%	AVERAGE PRICE \$612,750 +55%	TOTAL SALES 11 -39%
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PROPERTY TYPE BREAKDOWN

Residentials		10 (91%)
Commercials		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Wellington NSW 2820 in August 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 25% to \$500,000, up from \$400,000 in July.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from \$120,000 to \$2,070,000, a spread of \$1,950,000.
- The standout sale was 82 MAUGHAN ST at \$2,070,000 on 26 Aug — 314% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
82 MAUGHAN ST	Residential	\$2,070,000	26 Aug
86 GOBOLION ST	Residential	\$752,000	11 Aug
85 A MAUGHAN ST	Residential	\$640,000	24 Aug
35 GISBORNE ST	Residential	\$570,000	27 Aug
116 SWIFT ST	Residential	\$560,000	20 Aug
29 ZOUCH ST	Residential	\$440,000	10 Aug
121 WARNE ST	Residential	\$360,000	19 Aug
22 DIBBS ST	Residential	\$345,000	3 Aug
136 PIERCE ST	Residential	\$253,000	13 Aug
83 SIMPSON ST	Residential	\$137,500	14 Aug
109 LEE ST	Commercial	\$120,000	10 Aug