SOLD NSW · PROPERTY MARKET REPORT

Wellington NSW 2820

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
33 +4	$395,000 -1%	$435,290 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,070,000	$56,000	$13.71M

POSTCODE 2820 RENTAL MARKET · SEPTEMBER 2026

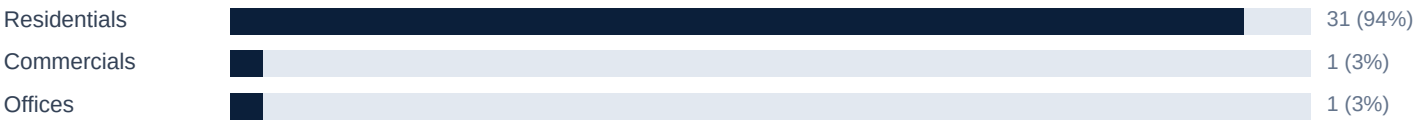
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$450	$608	25

Figures cover the entire 2820 postcode area, not Wellington alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$395,000 -1%	$435,290 +8%	33 +14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 33 properties settled in Wellington NSW 2820 in August–October 2026 — 31 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 1% to $395,000, down from $400,000 in May–July 2026.
- Residentials accounted for 94% of sales (31 of 33), compared to 3% for commercials (1).
- Prices ranged widely — from $56,000 to $2,070,000, a spread of $2,014,000.
- The standout sale was 82 MAUGHAN ST at $2,070,000 on 26 Aug — 424% above the period 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
112 GOBOLION ST	Residential	**$540,000**	10 Sep
152 ARTHUR ST	Residential	**$495,000**	20 Oct
7 TRUMAN AVE	Residential	**$490,000**	21 Sep
42 MAXWELL ST	Residential	**$470,000**	17 Sep
134 WHITELEY ST	Residential	**$450,000**	3 Sep

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.