

West albury NSW 2640

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +8	MEDIAN PRICE \$680,000 -12%	AVERAGE PRICE \$711,555 +5%
HIGHEST SALE \$6,400,000	LOWEST SALE \$444,000	TOTAL VALUE \$14.23M

POSTCODE 2640 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$525	AVERAGE WEEKLY RENT \$530	OBSERVATIONS 133
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Figures cover the entire 2640 postcode area, not West albury alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$680,000 -12%	AVERAGE PRICE \$711,555 +5%	TOTAL SALES 12 +200%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in West albury NSW 2640 in June 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to \$680,000, down from \$770,000 in May.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$444,000 to \$6,400,000, a spread of \$5,956,000.
- The standout sale was 4 BAKER CT at \$6,400,000 on 15 Jun — 841% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 BAKER CT	Commercial	\$6,400,000	15 Jun
56 WARRENLEE DR	Residential	\$1,200,000	23 Jun
38 NORTHERN VIEW DR	Residential	\$895,000	15 Jun
1/38 KLINBERG RD	Residential	\$782,000	30 Jun
1091 PEMBERTON ST	Residential	\$715,000	29 Jun
69 SOUTHERN VIEW DR	Residential	\$686,100	1 Jun
24 WATTLE WAY	Residential	\$680,000	29 Jun
6 A HEATHER CT	Residential	\$660,000	12 Jun
463 MOTT ST	Residential	\$620,000	9 Jun
371 SOLOMON ST	Residential	\$610,000	25 Jun
66 MEADOW GROVE CL	Residential	\$535,000	19 Jun