SOLD NSW · PROPERTY MARKET REPORT

West albury NSW 2640

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -6	$740,000 +9%	$712,500 +3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,060,000	$350,000	$10.03M

POSTCODE 2640 RENTAL MARKET · SEPTEMBER 2026

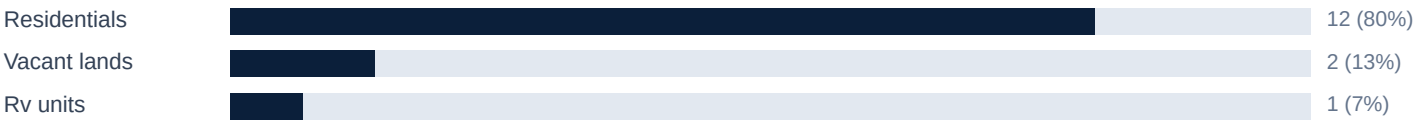
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$530	$516	134

Figures cover the entire 2640 postcode area, not West albury alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$740,000 +9%	$712,500 +3%	15 -29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in West albury NSW 2640 in August–October 2026 — 13 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 9% to $740,000, up from $680,000 in May–July 2026.
- Residentials accounted for 80% of sales (12 of 15), compared to 13% for vacant lands (2).
- Prices ranged widely — from $350,000 to $1,060,000, a spread of $710,000.
- The standout sale was 4 MAYNET PL at $1,060,000 on 19 Aug — 43% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 MAYNET PL	Residential	**$1,060,000**	19 Aug
10 WARATAH CRES	Residential	**$935,000**	14 Sep
830 LAMPORT CRES	Residential	**$880,000**	25 Sep
40 WARRENLEE DR	Residential	**$878,000**	2 Oct
16 FLORENCE CRES	Residential	**$872,500**	28 Sep
8 PRUJOY PL	Residential	**$745,000**	21 Sep
6 BENN CRES	Residential	**$740,000**	19 Oct
513 HILL ST	Residential	**$676,000**	21 Sep
910 PEMBERTON ST	Residential	**$590,000**	18 Sep
1/32 BRIWOOD CT	Residential	**$576,000**	31 Aug

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.