

Winmalee NSW 2777

May 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +5	MEDIAN PRICE \$1,130,000 -10%	AVERAGE PRICE \$1,172,646 -10%
HIGHEST SALE \$1,900,000	LOWEST SALE \$910,000	TOTAL VALUE \$15.24M

POSTCODE 2777 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$707	OBSERVATIONS 17
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Figures cover the entire 2777 postcode area, not Winmalee alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,130,000 -10%	AVERAGE PRICE \$1,172,646 -10%	TOTAL SALES 13 +63%
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PROPERTY TYPE BREAKDOWN

Residential	13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Winmalee NSW 2777 in May 2026.
- The median sale price fell 10% to \$1,130,000, down from \$1,255,000 in April.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$910,000 to \$1,900,000, a spread of \$990,000.
- The standout sale was 31 LESLIE ST at \$1,900,000 on 19 May — 68% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
31 LESLIE ST	Residential	\$1,900,000	19 May
4 KENT ST	Residential	\$1,500,000	18 May
23 SYNCARPIA WAY	Residential	\$1,264,000	7 May
19 PINECREST ST	Residential	\$1,190,000	25 May
3 HEATHER RD	Residential	\$1,150,399	6 May
1 A ARGYLL RD	Residential	\$1,150,000	15 May
22 LOCHINVAR ST	Residential	\$1,130,000	1 May
1 WALLABY GR	Residential	\$1,120,000	1 May
9 GLENELGIN RD	Residential	\$1,090,000	8 May
40 REID RD	Residential	\$985,000	29 May
90 WHITE CROSS RD	Residential	\$940,000	26 May
9 ROBYN RD	Residential	\$915,000	15 May