SOLD NSW · PROPERTY MARKET REPORT

Woodburn NSW 2472

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +3	$700,000 +18%	$669,146 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,400,000	$175,000	$7.95M

POSTCODE 2472 RENTAL MARKET · SEPTEMBER 2026

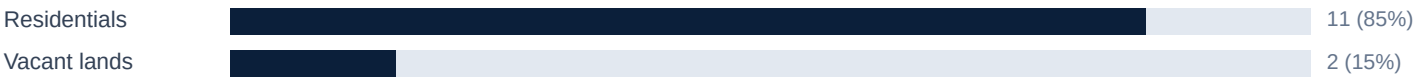
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$295	$379	5

Figures cover the entire 2472 postcode area, not Woodburn alone. Rental period: September 2026.

COMPARED TO FEBRUARY–APRIL 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$700,000 +18%	$669,146 +9%	13 +30%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Woodburn NSW 2472 in May–July 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 18% to $700,000, up from $595,000 in February–April 2026.
- Residentials accounted for 85% of sales (11 of 13), compared to 15% for vacant lands (2).
- Prices ranged widely — from $175,000 to $1,400,000, a spread of $1,225,000.
- The standout sale was 207 BRICKELLA RD at $1,400,000 on 23 Jun — 100% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
207 BRICKELLA RD	Residential	**$1,400,000**	23 Jun
39 RIVER ST	Residential	**$875,000**	3 Jun
5 WATSON ST	Residential	**$800,000**	1 Jul
68 TRUSTUMS HILL RD	Residential	**$799,999**	26 Jun
42 RICHMOND ST	Residential	**$700,000**	23 Jun
117 RICHMOND ST	Residential	**$700,000**	31 Jul
135 RIVER ST	Residential	**$510,000**	22 May
62 RICHMOND ST	Residential	**$482,000**	23 Jun
10 WAGNER ST	Residential	**$450,000**	30 Jun
100 RICHMOND ST	Vacant land	**$410,000**	22 Jul
21 ALFRED ST	Residential	**$389,000**	27 Jul

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · May–July 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.