URBAN HABITAT
REALESTATE

July 2026

# WELLARD

# PROPERTY UPDATE

Here's your quarterly SALES data update with Kamal Mann
**0469 735 397**

| | **Quarter 2**<br>*April to June* | **Quarter 1**<br>*January to March* |
|---|---|---|
| **Apartments / Units** | High: $661,000<br>**Average: $619,000**<br>Low: $540,000<br>*4 sales* ↑ | High: $635,000<br>**Average: $617,142**<br>Low: $588,567<br>*4 sales* |
| **Homes on less than 350 sqm** | High: $870,000<br>**Average: $764,532**<br>Low: $644,444<br>*14 sales* ↑ | High: $885,000<br>**Average: $749,231**<br>Low: $600,000<br>*13 sales* |
| **Homes on 350 - 450 sqm** | High: $895,000<br>**Average: $839,694**<br>Low: $772,000<br>*18 sales* ↓ | High: $1,005,000<br>**Average: $860,857**<br>Low: $750,000<br>*21 sales* |
| **Homes on 450 - 550 sqm** | High: $990,000<br>**Average: $889,654**<br>Low: $800,000<br>*13 sales* ↓ | High: $990,000<br>**Average: $911,779**<br>Low: $840,000<br>*17 sales* |
| **Homes on 550 - 750 sqm** | High: $1,105,000<br>**Average: $993,750**<br>Low: $850,00<br>*4 sales* ↓ | High: $1,390,000<br>**Average: $1,105,000**<br>Low: $925,000<br>*3 sales* |

- Please note that some sales data does not filter through until after the date of printing. We will endeavour to encapsulate this data on our next letter.

Here's your quarterly RENTAL data update with Linda Healey
**0401 650 938**

Wellards' vacancy rate dropped from the last quarter to **0.32%**. Meanwhile, the median rental price for three-bedroom homes increased over the last quarter, while the median rent for four-bedroom homes remained the same

**Median Rental Prices** per week & **Days on Market**:

2 x 1 - **$605** per week & 19 days on market
2 x 2 - **$650** per week
3 x 2 - **$670** per week & 29 days on market - Increased **4.7%**
4 x 2 - **$700** per week & 27 days on market
5 x 2 - **$750** per week & 26 days on market