



> Albury Commercial Report

2nd Half 2026

SALES

Commercial

In 2026#, which for this report captures sales data between 1st January – 30th June, the median sales price for commercial property was \$3,081 per sqm. This is a more affordable price than 12 months ago (\$3,886 in 2025); most likely due to uncertainties in the economy and lower business confidence in early 2026. This creates an ideal opportunity for buyers.

That said, 2026# price is 57.4% higher than in 2022. Further, there were only 5 sales in 2026#, a significant decline in the past 12 months and 5 years. There is an undersupply of stock, creating a long-term foundation for future price growth.

\$3,081

Median commercial sale price per sqm in Albury (2026#)

5

Total commercial property sales in Albury (2026#)

\$1,656

Median industrial sale price per sqm in Albury (2026#)

6

Total industrial property sales in Albury (2026#)

SALES

Industrial

The industrial median sales price was \$1,656 per sqm in 2026#, a significant decline of -20.0% over the past 12 months. Like the commercial sector, this is reflective of economic uncertainty in early 2026. That said, prices remain 48.7% above 2022 levels, reflecting long-term growth.

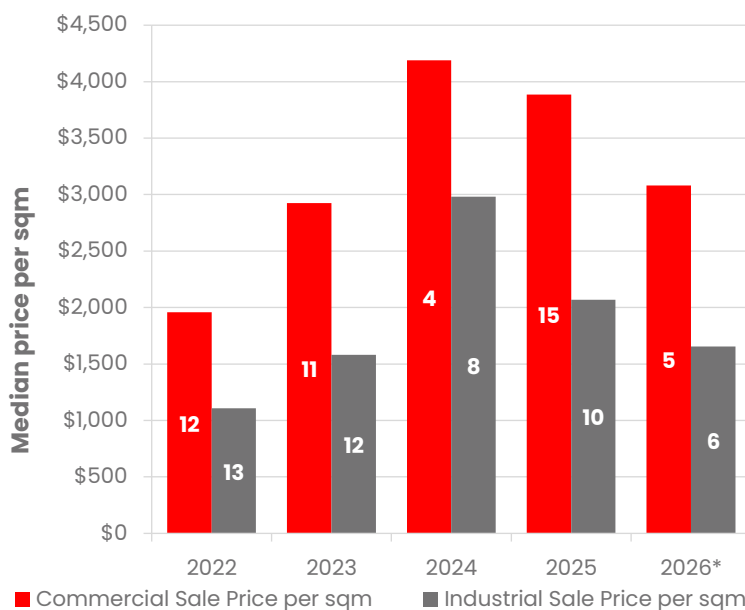
Like the commercial sector, industrial transaction activity has also decreased, with only 6 sales recorded in 2026#. This is also the lowest number of industrial sales since 2022. Future industrial supply remains constrained, with only 1 industrial project on the schedule for completion in the 2nd half of 2026. This will not be sufficient to meet demand, compared to the number of sales each year. This will place more pressure on prices.



INTRODUCTION

Located approximately 550km south-west of Sydney, the City of Albury is a local government area (LGA) in the Riverina region. It is a vibrant region that includes towns like Albury, Lavington, Thurgoona, and Hamilton Valley. Albury's economy is diverse, including agriculture, manufacturing, and retail industries. The commercial and industrial sales market is relatively subdued in 2026#, with only 5 (commercial) and 6 (industrial) sales recorded, a lower trend in sales activity.

This report focuses on commercial and industrial properties types, analysing sales and leasing data from 2022 to June 2026. The whole of 2026# is used for sales data, to provide a long-term view (past 5 years). That said, quarterly data is used for leasing; due to the nature of the rental market. This report also analyses future development for 2025 -2027, to provide a more holistic understanding of the commercial and industrial markets in Albury*.



LEASING

Commercial

The median net lease rate for commercial property in Albury* was \$232 per sqm in Q2 2026, reflecting a -44.1% decline in the past 6 months (Q4 2025, at \$415 per sqm) and a -7.2% decline in the past 12 months (Q2 2025, at \$250 per sqm).

Leasing activity has dropped to a historical low, with only 5 leases in Q2 2026, compared to the average quarterly 12 leases in the past 18 -24 months. The decline in both lease rates and activity is reflective of economic uncertainty, creating more favourable conditions for tenants.



LEASE BREAKDOWN

Looking at the first 6 months of 2026, a majority, representing 64% of commercial leases, were taken on a Nett basis (based on 14 known leases). This is a continuing trend, which was evident for leases in the past 24 months.

The dominant lease type in Albury's* industrial market is the opposite trend to the commercial market, with only 33% of leases adhered to on a Nett basis (based on 3 known leases).

The average days to let shows a split market. It has increased by 17.4% over the past 12 months to Q2 2026, for commercial properties (to 54 days). At the same time, it declined significantly by -40.4% for industrial properties (to 28 days). This confirms softer demand in the commercial leasing market, while industrial properties continue to experience stronger tenant demand and faster occupancy.

\$232

Median commercial net lease rate per sqm in Albury (Q2 2026)

5

Number of quarterly commercial leases in Albury (Q2 2026)

\$132

Median industrial net lease rate per sqm in Albury (Q2 2026)

1

Number of quarterly industrial leases in Albury (Q2 2026)

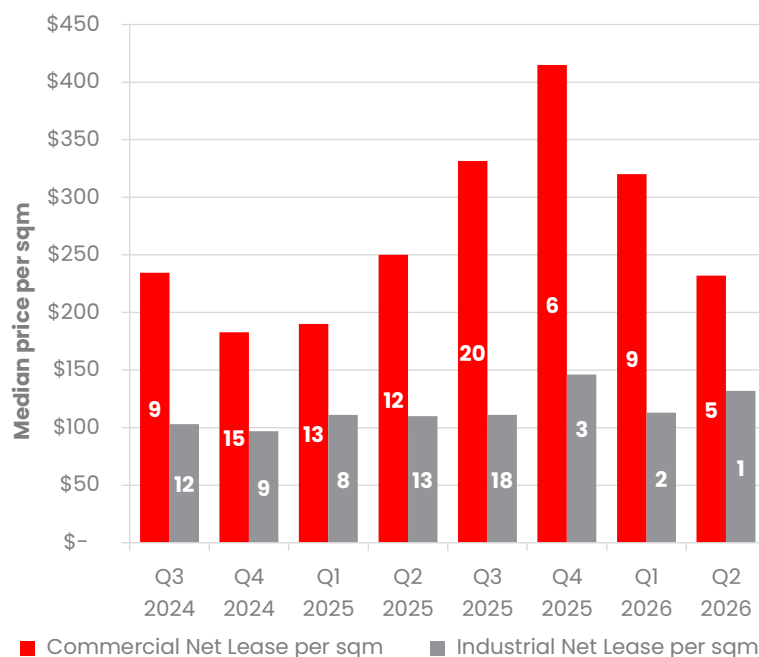
LEASING

Industrial

The median net lease rate per sqm for industrial property was \$132 per sqm as of Q2 2026, representing an annual growth of 20.0% in the past 12 months (Q2 2025, at \$110 per sqm).

There was only 1 lease activity recorded in Q2 2026, which, like commercial leasing; was the lowest number leased in the past 24 months.

A 20.0% increase in median net lease rates is due to the current undersupply, combined with an extremely low number of industrial projects (3) in the 2026 new projects pipeline (compared to the 10 commercial projects planned in 2026). This has intensified competition among renters, pushing up industrial leasing rates in Q2 2026.



RECENT SALES (Sample Only)

COMMERCIAL

Property Address	Sale Price	Area (sqm)	Price per sqm	Sale Date
1088 Mate St, North Albury	\$570,000	297	\$1,919	Apr-26
328 Griffith Rd, Lavington	\$975,000	243	\$4,012	Oct-25
1/330 Griffith Rd, Lavington	\$810,000	267	\$3,034	Sep-25
G01/534 Olive St, Albury	\$2,350,000	349	\$6,734	Aug-25
571 David St, Albury	\$1,600,000	535	\$3,493	Jul-25
467 Smollett St, Albury	\$755,000	127	\$5,945	Jul-25
499 Ebdon St, South Albury	\$1,200,000	223	\$5,381	Jul-25
12/11 Volt Ln, Albury	\$561,000	112	\$5,009	May-25
441 Guinea St, Albury	\$1,210,000	283	\$4,276	May-25
22/11 Volt Ln, Albury	\$212,000	30	\$7,067	Mar-25

INDUSTRIAL

Property Address	Sale Price	Area (sqm)	Price per sqm	Sale Date
585 Smollett St, Albury	\$595,000	592	\$1,005	Mar-26
901 Calimo St, North Albury	\$700,000	735	\$952	Dec-25
51 Bennu Cct, Thurgoona	\$5,100,000	3,345	\$1,525	Oct-25
151 Wytarra Dr, North Albury	\$950,000	815	\$1,166	Sep-25
476 Hume St, Albury	\$2,750,000	830	\$3,313	Sep-25
3/626 Dallinger Rd Building B, Lavington	\$340,000	189	\$1,799	Apr-25
474 Macauley St, Albury	\$1,205,000	840	\$1,435	Feb-25
557 Abercorn St, South Albury	\$550,000	732	\$751	Jan-25
18/26 Ceres Dr, Thurgoona	\$211,750	57	\$3,715	Dec-24
799 Mate St, North Albury	\$700,000	871	\$804	Oct-24

RECENT LEASES (Sample Only)

COMMERCIAL

Property Address	Lease Value	Lease Type	Area (sqm)	Price per sqm	Lease Date
419 David St, South Albury	\$40,000	Net	180	\$222	Jun-26
1/40 Ceres Dr, Thurgoona	\$30,000	Gross	150	\$200	Apr-26
710 Young St, Albury	\$55,000	Net	240	\$229	Dec-25
1/529 Macauley St, Albury	\$13,200	Net	22	\$600	Dec-25
606 Dean St, Albury	\$62,000	Net	200	\$310	Sep-25
699 David St, Albury	\$40,000	Net	160	\$250	May-25
1/314 Kiewa St, Albury	\$28,000	Gross	190	\$147	Mar-25
102/425 David St, Albury	\$25,000	Gross	50	\$500	Feb-25
806 Mate St, North Albury	\$134,400	Net	840	\$160	Dec-24
19/659 Young St, Albury	\$20,000	Gross	136	\$147	Sep-24

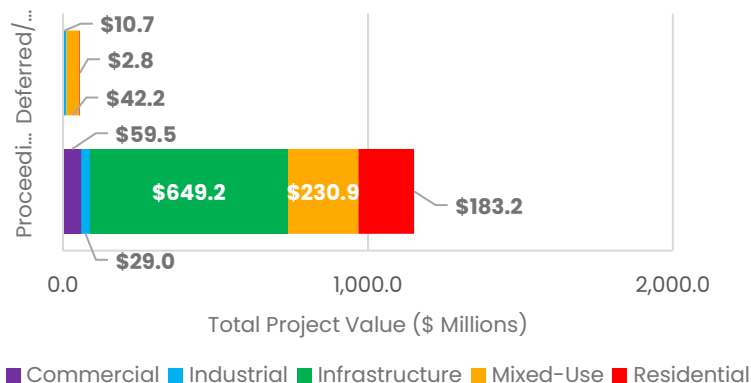
INDUSTRIAL

Property Address	Lease Value	Lease Type	Area (sqm)	Price per sqm	Lease Date
2/18 Ceres Dr, Thurgoona	Not disclosed	N/A	155	Not disclosed	Apr-26
4/55 Merkel St, Thurgoona	\$23,640	Net	162	\$146	Nov-25
29 Annette Ct, Albury	\$75,000	Gross	676	\$111	Jul-25
108 Boronia St, North Albury	\$69,000	Net	765	\$90	Jul-25
400 Wagga Rd, Lavington	\$13,000	Gross	90	\$144	Jul-25
3/22 Annette Cres, Lavington	\$22,000	Net	200	\$110	Jun-25
2/952 Carcoola St, North Albury	\$14,400	Net	144	\$100	May-25
846 Ramsden Dr, North Albury	\$44,000	Net	500	\$88	Feb-25
5/314 Kiewa St, South Albury	\$8,000	Gross	57	\$140	Sep-24
4B/39 Bennu Cct, Thurgoona	\$28,800	Net	240	\$120	Aug-24

PROJECT DEVELOPMENT

2025-2027 OVERVIEW

Albury* will benefit from an estimated \$1.15B of planned projects, to commence construction in 2025-2027. 171 major projects are proceeding, which is 95.4% of the original pipeline. This is a significant percentage, considering ongoing challenges in the construction industry. The majority planned are key infrastructure projects, which will improve liveability for residents.



There is a shift in development focus, from mixed-use (\$85.0M) in 2025 to infrastructure (\$602.7M) in 2026. A combination of these projects enhances services, create jobs, and attract more residents. This underpins continuing demand for housing, commercial space and industrial facilities.

This is also evident in project numbers, with mixed-use (24 projects) leading development activity in 2026 and infrastructure (15 projects) leading in 2027; supporting ongoing economic growth in the Local Government Area of Albury.

Proceeding Projects: Estimated Value

	2025	2026	2027
Commercial	\$36.4	\$3.4	\$19.7
Industrial	\$12.6	\$1.6	\$14.8
Infrastructure	\$43.5	\$602.7	\$3.0
Mixed-Use	\$85.0	\$24.8	\$121.1
Residential	\$39.9	\$9.4	\$133.9
Total	\$217.5	\$641.9	\$292.5

Proceeding Projects: Project Count

	2025	2026	2027
Commercial	19	5	20
Industrial	10	3	7
Infrastructure	9	15	2
Mixed-Use	24	13	17
Residential	9	3	15
Total	71	39	61

2nd HALF 2026 OVERVIEW

In the 2nd half of 2026, 54.6% of total project value is concentrated in the infrastructure sector. Major infrastructure projects include New South Wales Regions Signalling For Inland Rail (\$15.0M) and Albury Animal Centre Redevelopment (\$4.5M).

A key mixed-use project is 77 Ceres Drive Factory (\$6.0M), which will deliver both factory and office space, adding industrial and commercial supply.

Only 2 residential projects are planned for the 2nd half of 2026: 473 Prune Street Dwellings (\$1.5M, 6 dwellings) and 973 Mate Street Units (\$708K, 4 units).

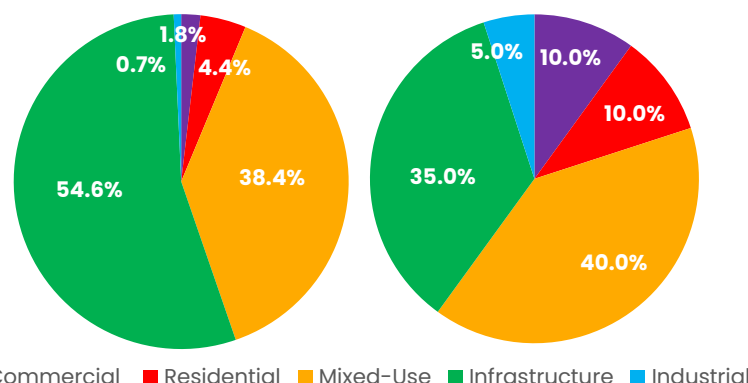
2nd Half of 2026 Proceeding Projects

	Project Value	Total Projects
Commercial	\$0.9M	2
Industrial	\$0.4M	1
Infrastructure	\$26.7M	7
Mixed-Use	\$18.8M	8
Residential	\$2.2M	2
Total	\$48.8M	20

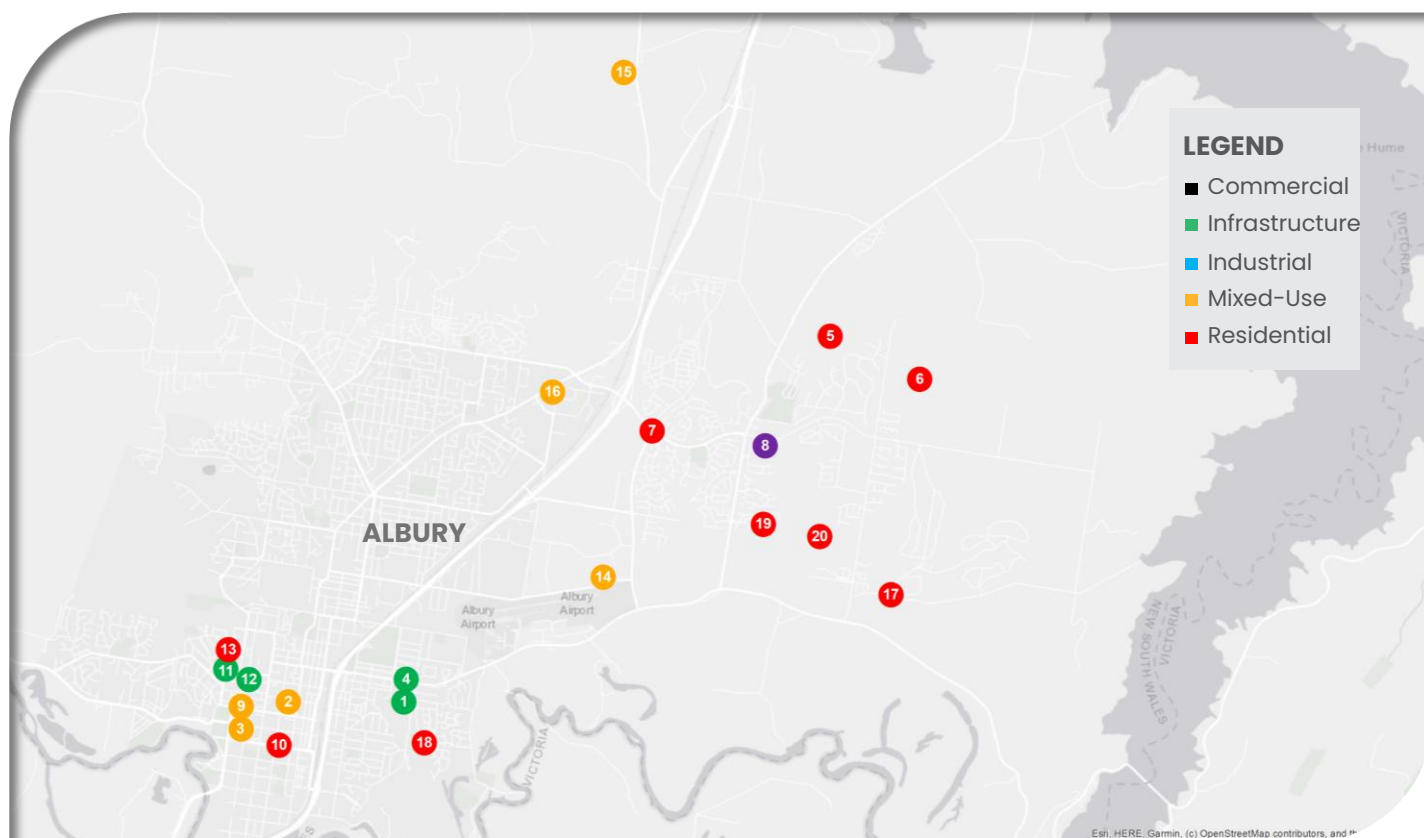
In the 2nd half of 2026, 2 commercial projects are planned, including 525 Marshall Street Co-living Housing (\$600K) and 5/18 Ceres Drive Vehicle Repair Station Conversion (\$300K). These projects are expected to support local investment and generate additional employment opportunities.

Only 1 industrial project is in the 2nd half of 2026 pipeline: 79 Catherine Crescent Warehouses Extension (\$350K). This project will extend the existing shed to incorporate 2 internal warehouses separately, adding industrial space to the market. This may help to answer some leasing demand, however, is still not enough to cater for the market.

Projects by Value Projects by Count

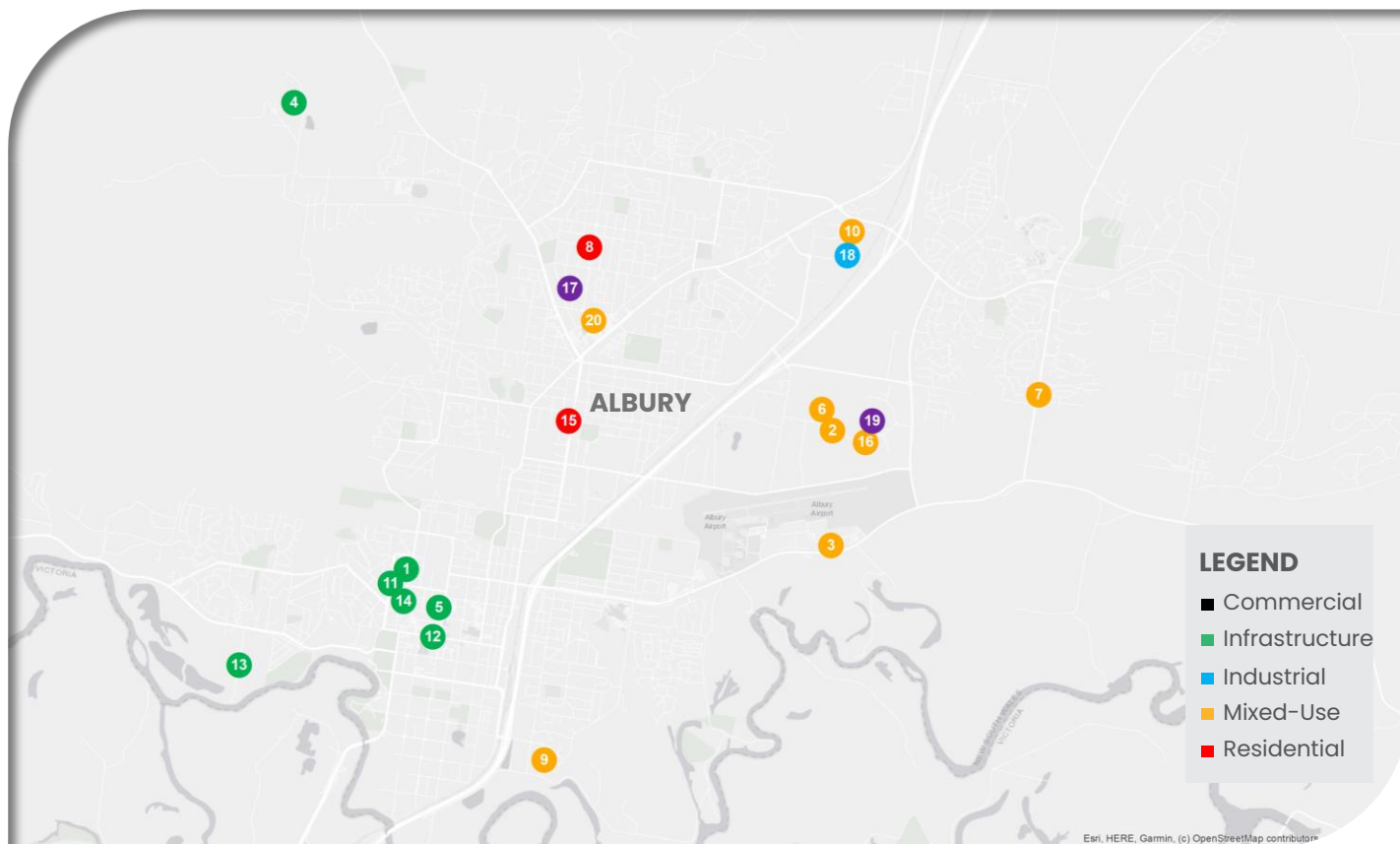


TOP PROJECT DEVELOPMENT MAP 2025 – 2027*



Map No.	Project**	Type	Estimated Value***	Commence Date****
1	Albury Wodonga Regional Hospital Stages 1-3 (State Government)	Infrastructure	\$558,000,000	2/02/2026
2	481-487 Swift Street Apartments & Commercial Tenancies (Commercial + Residential – 32 Apartments)	Mixed-Use	\$42,570,000	10/12/2027
3	470 Wodonga Place & Smollett Street Mixed Use Development Stage 2 (Commercial + Residential – 25 Apartments)	Mixed-Use	\$39,200,000	15/01/2027
4	Albury Wodonga Regional Hospital Early Works 1 – North East Building (State Government)	Infrastructure	\$30,396,365	20/05/2025
5	Brooklyn Fields Estate Residential Subdivisions Stages 6-15 (664 Lots)	Residential	\$29,880,000	12/08/2027
6	Hopefield Estate Wirlinga Residential Subdivision Stages 4-13 (654 Lots)	Residential	\$29,430,000	10/06/2027
7	65, 100 & 157 Williams Road Estate Residential Subdivision (445 Lots)	Residential	\$20,025,000	16/02/2027
8	Thurgoona Country Club Resort Commercial Premises	Commercial	\$18,740,381	10/12/2025
9	512 & 526 Creek & Dean Streets Serviced Apartments & Restaurant (52 Serviced Apartments + Restaurant)	Mixed-Use	\$17,838,784	12/08/2025
10	424 & 426 Olive & Hume Streets Apartments (27 Apartments)	Residential	\$15,536,879	12/03/2027
11	New South Wales Regions Signalling For Inland Rail (State Government)	Infrastructure	\$15,000,000	14/12/2026
12	Little Barbers Creek Block Banks & Culverts Upgrade (State Government)	Infrastructure	\$13,000,000	15/04/2026
13	3 Enid Lane & Thurgoona & Pemberton Streets (24 Apartments)	Residential	\$11,514,000	14/07/2025
14	12 Fallon Street Industrial Warehouse – Alspect Aluminium Trade Centre (Industrial + Commercial – Office)	Mixed-Use	\$11,340,808	8/09/2025
15	21 McLaurin Road Warehouse – Nexus Barker (Industrial + Commercial – Office)	Mixed-Use	\$9,836,747	3/03/2025
16	554 & 560 Wagga & Dallinger Roads Warehouses (Industrial + Commercial)	Mixed-Use	\$9,600,000	25/08/2025
17	Hilltops By Birchmore Estate Subdivision Works (198 Lots)	Residential	\$8,910,000	17/11/2025
18	103 Sunrise Terrace Apartments (11 Apartments)	Residential	\$8,658,888	4/08/2027
19	Kensington Gardens Thurgoona Self Contained Stage 10 (22 Dwellings)	Residential	\$8,549,476	2/06/2025
20	Woolshed Estate Thurgoona Residential Subdivision (161 Lots)	Residential	\$7,245,000	27/03/2026

TOP PROJECT DEVELOPMENT MAP 2nd HALF 2026*



Map No.	Project**	Type	Estimated Value***	Commence Date****
1	New South Wales Regions Signalling For Inland Rail (State Government)	Infrastructure	\$15,000,000	14/12/2026
2	77 Ceres Drive Factory (Industrial + Commercial - Office)	Mixed-Use	\$5,994,115	18/12/2026
3	45 Bennu Circuit Workshop (Industrial + Commercial - Office)	Mixed-Use	\$4,789,656	4/12/2026
4	Albury Animal Centre Redevelopment (Local Government)	Infrastructure	\$4,553,086	11/12/2026
5	Albury City Council Ground Floor (Local Government)	Infrastructure	\$3,100,000	16/12/2026
6	23 Tig Drive Church (Various Tenants)	Mixed-Use	\$2,695,687	1/12/2026
7	15 Summit Court Warehouse (Industrial + Commercial)	Mixed-Use	\$1,741,000	10/07/2026
8	473 Prune Street Dwellings (6 Dwellings)	Residential	\$1,454,358	24/07/2026
9	33 Ruby Court Warehouses (Industrial + Commercial - Office)	Mixed-Use	\$1,397,515	3/07/2026
10	RDO Equipment - Albury Alterations & Additions (Industrial + Commercial - Office)	Mixed-Use	\$1,311,200	10/07/2026
11	Albury City Council Concrete Rectification Works (Local Government)	Infrastructure	\$1,000,000	12/10/2026
12	Dean Street Bridge Repair Works (Local Government)	Infrastructure	\$1,000,000	9/11/2026
13	Kremur Street Wastewater Treatment Plant Walkway Structures Remediation (Local Government)	Infrastructure	\$1,000,000	14/12/2026
14	Eastern Hill Communications Building Upgrade (Local Government)	Infrastructure	\$1,000,000	14/09/2026
15	973 Mate Street Units (4 Units)	Residential	\$708,700	19/11/2026
16	31 Ceres Drive Warehouse (Industrial + Commercial - Office)	Mixed-Use	\$665,659	18/11/2026
17	525 Marshall Street Co-living Housing	Commercial	\$600,000	13/10/2026
18	79 Catherine Crescent Warehouses Extension (2 Warehouses)	Industrial	\$350,000	11/09/2026
19	5/18 Ceres Drive Vehicle Repair Station Conversion	Commercial	\$300,000	14/07/2026
20	351 Griffith Road Excavation & Earthworks (Various Tenants)	Mixed-Use	\$181,840	7/07/2026

OUR SERVICES INCLUDE

- Advisory and consultancy
- Market analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis.

OUR SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products.



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