SOLD NSW · PROPERTY MARKET REPORT

# Abbotsbury NSW 2176

March–May 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 13 | $1,830,000 | $1,881,654 |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,420,000 | $1,610,000 | $24.46M |

## POSTCODE 2176 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $750 | $791 | 71 |

Figures cover the entire 2176 postcode area, not Abbotsbury alone. Rental period: September 2026.

## PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

## KEY MARKET INSIGHTS

- 13 properties settled in Abbotsbury NSW 2176 in March–May 2026.
- The median sale price for the period was $1,830,000.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $1,610,000 to $2,420,000, a spread of $810,000.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 9 FALMER ST | Residential | **$2,420,000** | 14 May |
| 33 HACKETT RD | Residential | **$2,250,000** | 15 Apr |
| 37 DARLING ST | Residential | **$1,925,000** | 27 Mar |
| 5 MARTENS PL | Residential | **$1,900,000** | 24 Apr |
| 17 HACKETT RD | Residential | **$1,885,000** | 10 Mar |
| 3 PENDLEBURY PL | Residential | **$1,850,000** | 15 Apr |
| 5 WHITLEY PL | Residential | **$1,830,000** | 30 Mar |
| 24 ILFORD PL | Residential | **$1,810,000** | 30 Apr |
| 3 MARTENS PL | Residential | **$1,810,000** | 24 Mar |
| 28 DALBERTIS ST | Residential | **$1,780,000** | 26 Mar |
| 13 COMIN PL | Residential | **$1,700,000** | 16 Mar |
| 42 STOCKDALE CRES | Residential | **$1,691,500** | 8 May |
| 20 PROVINCE ST | Residential | **$1,610,000** | 13 Mar |