

Abbotsford NSW 2046

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +6	MEDIAN PRICE \$1,700,000 +5%	AVERAGE PRICE \$1,934,387 -9%
HIGHEST SALE \$3,950,000	LOWEST SALE \$960,000	TOTAL VALUE \$29.02M

POSTCODE 2046 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$975	OBSERVATIONS 95
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Figures cover the entire 2046 postcode area, not Abbotsford alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,700,000 +5%	AVERAGE PRICE \$1,934,387 -9%	TOTAL SALES 15 +67%
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PROPERTY TYPE BREAKDOWN

Residential	15 (100%)
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KEY MARKET INSIGHTS

- 15 properties settled in Abbotsford NSW 2046 in August 2026.
- The median sale price rose 5% to \$1,700,000, up from \$1,615,000 in July.
- All 15 recorded sales were residential.
- Prices ranged widely — from \$960,000 to \$3,950,000, a spread of \$2,990,000.
- The standout sale was 19 CAMPBELL ST at \$3,950,000 on 19 Aug — 132% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 CAMPBELL ST	Residential	\$3,950,000	19 Aug
63 CURTIN AVE	Residential	\$3,400,000	5 Aug
25 ST ALBANS ST	Residential	\$3,275,000	7 Aug
4/33 BATTERSEA ST	Residential	\$2,545,000	7 Aug
28/1 FIGTREE AVE	Residential	\$1,921,000	14 Aug
6/25 WALTON CRES	Residential	\$1,800,000	3 Aug
6/1 HARBOURVIEW CRES	Residential	\$1,700,000	7 Aug
1/416 GREAT NORTH RD	Residential	\$1,700,000	18 Aug
6/33 WALTON CRES	Residential	\$1,510,000	12 Aug
2/1 WALTON CRES	Residential	\$1,387,800	4 Aug
1/23 WALTON CRES	Residential	\$1,278,000	13 Aug
4/18 WALTON CRES	Residential	\$1,264,000	13 Aug