SOLD NSW · PROPERTY MARKET REPORT

Abbotsford NSW 2046

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 +11	$1,597,500 -1%	$2,150,400 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,200,000	$765,000	$68.81M

POSTCODE 2046 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$964	84

Figures cover the entire 2046 postcode area, not Abbotsford alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,597,500 -1%	$2,150,400 -5%	32 +52%

PROPERTY TYPE BREAKDOWN

Residentials — 32 (100%)

KEY MARKET INSIGHTS

- 32 properties settled in Abbotsford NSW 2046 in August–October 2026.
- The median sale price fell 1% to $1,597,500, down from $1,615,000 in May–July 2026.
- All 32 recorded sales were residentials.
- Prices ranged widely — from $765,000 to $5,200,000, a spread of $4,435,000.
- The standout sale was 12 ST ALBANS ST at $5,200,000 on 26 Oct — 226% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 ST ALBANS ST	Residential	**$5,200,000**	26 Oct
7 BATTERSEA ST	Residential	**$4,900,000**	29 Oct
2 A SPRING ST	Residential	**$4,000,000**	13 Oct
19 CAMPBELL ST	Residential	**$3,950,000**	19 Aug
42 TYLER CRES	Residential	**$3,515,000**	16 Oct
2 RAYNOR AVE	Residential	**$3,500,000**	28 Sep
63 CURTIN AVE	Residential	**$3,400,000**	5 Aug
25 ST ALBANS ST	Residential	**$3,275,000**	7 Aug
2 C TYLER CRES	Residential	**$2,752,000**	11 Sep
4/33 BATTERSEA ST	Residential	**$2,545,000**	7 Aug
2 BATTERSEA ST	Residential	**$2,370,000**	14 Sep
28/1 FIGTREE AVE	Residential	**$1,921,000**	14 Aug

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