SOLD NSW · PROPERTY MARKET REPORT

Abermain NSW 2326

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -4	$770,000 +4%	$808,182 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,610,000	$495,000	$8.89M

POSTCODE 2326 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$500	$521	9

Figures cover the entire 2326 postcode area, not Abermain alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$770,000 +4%	$808,182 -3%	11 -27%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Abermain NSW 2326 in July–September 2026.
- The median sale price rose 4% to $770,000, up from $737,500 in April–June 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $495,000 to $1,610,000, a spread of $1,115,000.
- The standout sale was 87 CHURCH ST at $1,610,000 on 10 Sep — 109% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
87 CHURCH ST	Residential	**$1,610,000**	10 Sep
3 YORK ST	Residential	**$1,070,000**	3 Jul
87 CESSNOCK RD	Residential	**$875,000**	16 Jul
37 CHARLES ST	Residential	**$805,000**	10 Sep
126 HARLE ST	Residential	**$775,000**	16 Jul
149 CESSNOCK RD	Residential	**$770,000**	30 Jul
53 TAMWORTH ST	Residential	**$720,000**	29 Sep
30 MELBOURNE ST	Residential	**$690,000**	29 Sep
3 JOHN ST	Residential	**$550,000**	15 Jul
171 CESSNOCK RD	Residential	**$530,000**	9 Sep
112 HARLE ST	Residential	**$495,000**	11 Aug

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