SOLD NSW · PROPERTY MARKET REPORT

Ambarvale NSW 2560

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +2	$890,000 -10%	$926,912 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,175,000	$785,000	$15.76M

POSTCODE 2560 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$614	211

Figures cover the entire 2560 postcode area, not Ambarvale alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$890,000 -10%	$926,912 +2%	17 +13%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Ambarvale NSW 2560 in August–October 2026.
- The median sale price fell 10% to $890,000, down from $990,000 in May–July 2026.
- All 17 recorded sales were residentials.
- Sale prices were relatively consistent, ranging from $785,000 to $1,175,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 SWIVELLER CL	Residential	**$1,175,000**	7 Aug
2 WOODCOURT ST	Residential	**$1,085,000**	26 Aug
22 CLERKENWELL ST	Residential	**$980,000**	25 Aug
87 CRISPSPARKLE DR	Residential	**$960,000**	28 Aug
15 HARTHOUSE RD	Residential	**$955,000**	4 Sep
12 WOODCOURT ST	Residential	**$955,000**	6 Oct
52 CLERKENWELL ST	Residential	**$930,000**	25 Aug
73 CLENNAM AVE	Residential	**$930,000**	23 Oct
27 CLAYPOLE ST	Residential	**$890,000**	18 Sep
5 COPPERFIELD DR	Residential	**$887,500**	30 Sep
48 HARTHOUSE RD	Residential	**$880,000**	18 Aug
3 COBB PL	Residential	**$880,000**	24 Aug
5 DOMBEY PL	Residential	**$880,000**	17 Sep
19 COPPERFIELD DR	Residential	**$870,000**	12 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.