SOLD NSW · PROPERTY MARKET REPORT

Angus NSW 2765

March–May 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +2	$165,000 -12%	$207,857 -47%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$315,000	$90,000	$2.23M

POSTCODE 2765 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$833	$845	246

Figures cover the entire 2765 postcode area, not Angus alone. Rental period: September 2026.

COMPARED TO DECEMBER 2025–FEBRUARY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$165,000 -12%	$207,857 -47%	12 +20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Angus NSW 2765 in March–May 2026 — 7 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 12% to $165,000, down from $187,000 in December 2025–February 2026.
- Residentials accounted for 58% of sales (7 of 12), compared to 42% for vacant lands (5).
- Sale prices were relatively consistent, ranging from $90,000 to $315,000.
- The standout sale was CHARLES ST at $315,000 on 16 Mar — 91% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
CHARLES ST	Residential	**$315,000**	16 Mar
CLEVELAND RD	Residential	**$290,000**	9 Mar
170 LYTTON RD	Residential	**$285,000**	13 May
CLEVELAND RD	Vacant land	**$165,000**	14 Apr
41 HERBERT ST	Vacant land	**$165,000**	19 Mar
CLEVELAND RD	Residential	**$165,000**	20 May
74 FARM RD	Residential	**$160,000**	27 Mar
DELEWARE RD	Vacant land	**$150,000**	27 Mar
43 LYTTON RD	Residential	**$150,000**	18 Mar
56 LYTTON RD	Vacant land	**$150,000**	18 Mar
CHAUCER RD	Vacant land	**$150,000**	17 Apr

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