SOLD NSW · PROPERTY MARKET REPORT

Ariah park NSW 2665

June 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 +9	$360,000 -11%	$360,000 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,300,000	$360,000	$32.69M

POSTCODE 2665 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$188	$224	4

Figures cover the entire 2665 postcode area, not Ariah park alone. Rental period: September 2026.

COMPARED TO MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$360,000 -11%	$360,000 -11%	10 +900%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Ariah park NSW 2665 in June 2026 — 1 residential and 9 non-residential (commercial or land).
- The residential median sale price fell 11% to $360,000, down from $405,000 in May 2026.
- Farms accounted for 90% of sales (9 of 10), compared to 10% for residentials (1).
- Prices ranged widely — from $360,000 to $5,300,000, a spread of $4,940,000.
- The standout sale was 592 TIDDS LANE at $5,300,000 on 30 Jun — 1372% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
592 TIDDS LANE	Farm	**$5,300,000**	30 Jun
833 SUTCLIFFES LANE	Farm	**$5,300,000**	30 Jun
315 RYALLS LANE	Farm	**$5,300,000**	30 Jun
SUTCLIFFES LANE	Farm	**$4,800,000**	30 Jun
199 TIDDS LANE	Farm	**$3,300,000**	30 Jun
236 MANDAMAH FOREST RD	Farm	**$3,300,000**	30 Jun
907 SUTCLIFFES LANE	Farm	**$2,450,000**	30 Jun
349 SUTCLIFFES LANE	Farm	**$2,150,000**	30 Jun
196 VEARINGS RD	Farm	**$425,000**	23 Jun
25 ASHTON ST	Residential	**$360,000**	30 Jun

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