SOLD NSW · PROPERTY MARKET REPORT

Ashcroft NSW 2168

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +1	$1,120,000 -1%	$2,582,348 +142%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,304,391	$500,000	$30.99M

POSTCODE 2168 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$642	67

Figures cover the entire 2168 postcode area, not Ashcroft alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,120,000 -1%	$2,582,348 +142%	12 +9%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Ashcroft NSW 2168 in June–August 2026.
- The median sale price fell 1% to $1,120,000, down from $1,130,000 in March–May 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $500,000 to $7,304,391, a spread of $6,804,391.
- The standout sale was 16 MAXWELLS AVE at $7,304,391 on 10 Jun — 552% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16 MAXWELLS AVE	Residential	**$7,304,391**	10 Jun
18 MAXWELLS AVE	Residential	**$7,304,391**	10 Jun
ELIZABETH DR	Residential	**$7,304,391**	10 Jun
91 STRICKLAND CRES	Residential	**$1,400,000**	10 Aug
8 STANWELL CRES	Residential	**$1,250,000**	16 Jun
27 WILBERFORCE ST	Residential	**$1,180,000**	3 Jul
70 STRICKLAND CRES	Residential	**$1,060,000**	18 Jun
74 HARRISON ST	Residential	**$1,050,000**	10 Jun
117 STRICKLAND CRES	Residential	**$1,030,000**	4 Aug
5 BARNETT ST	Residential	**$1,030,000**	13 Aug
44 SHERIFF ST	Residential	**$575,000**	2 Jul
40 STRICKLAND CRES	Residential	**$500,000**	21 Jul

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