

Ashmont NSW 2650

April 2026 Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +8	MEDIAN PRICE \$393,500 -38%	AVERAGE PRICE \$420,616 -32%
HIGHEST SALE \$687,500	LOWEST SALE \$80,000	TOTAL VALUE \$5.05M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
-----------------------------	------------------------------	---------------------

Figures cover the entire 2650 postcode area, not Ashmont alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$393,500 -38%	AVERAGE PRICE \$420,616 -32%	TOTAL SALES 12 +200%
--	---	---------------------------------------

PROPERTY TYPE BREAKDOWN

Residential		12 (100%)
-------------	--	-----------

KEY MARKET INSIGHTS

- 12 properties settled in Ashmont NSW 2650 in April 2026.
- The median sale price fell 38% to \$393,500, down from \$635,000 in March.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$80,000 to \$687,500, a spread of \$607,500.
- The standout sale was 41 SWAN ST at \$687,500 on 8 Apr — 75% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
41 SWAN ST	Residential	\$687,500	8 Apr
14 EATON ST	Residential	\$610,000	20 Apr
15 GRINTON AVE	Residential	\$610,000	8 Apr
6 MALTA CRES	Residential	\$538,888	10 Apr
54 MUMFORD ST	Residential	\$470,000	13 Apr
2 MUMFORD ST	Residential	\$441,000	14 Apr
2/10 WEWAK ST	Residential	\$346,000	30 Apr
4/16 BULOLO ST	Residential	\$345,000	8 Apr
2/11 WEWAK ST	Residential	\$341,000	30 Apr
4/6 WEWAK ST	Residential	\$328,000	13 Apr
51 CONNORTON AVE	Residential	\$250,000	29 Apr
246 FERNLEIGH RD	Residential	\$80,000	14 Apr