SOLD NSW · PROPERTY MARKET REPORT

Ashmont NSW 2650

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 +6	$540,000 -12%	$512,620 -24%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$700,000	$120,000	$12.82M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$540,000 -12%	$512,620 -24%	25 +32%

PROPERTY TYPE BREAKDOWN

Residentials — 25 (100%)

KEY MARKET INSIGHTS

- 25 properties settled in Ashmont NSW 2650 in August–October 2026.
- The median sale price fell 12% to $540,000, down from $615,000 in May–July 2026.
- All 25 recorded sales were residentials.
- Prices ranged widely — from $120,000 to $700,000, a spread of $580,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 MALLORY ST	Residential	**$700,000**	14 Aug
31 GRINTON AVE	Residential	**$670,000**	23 Oct
26 LOTH ST	Residential	**$631,000**	25 Aug
29 MALLORY ST	Residential	**$630,000**	25 Sep
14 FRANCES CT	Residential	**$630,000**	14 Oct
14 ALEXANDER ST	Residential	**$625,000**	24 Aug
16 MALLORY ST	Residential	**$625,000**	12 Oct
42 ASHMONT AVE	Residential	**$615,000**	7 Sep
27 MONTGOMERY ST	Residential	**$614,000**	17 Aug
2 CRAWFORD ST	Residential	**$586,000**	31 Aug
49 CRAWFORD ST	Residential	**$575,000**	7 Sep
87 VEALE ST	Residential	**$545,000**	7 Aug
97 ASHMONT AVE	Residential	**$540,000**	14 Sep
5 DERNA PL	Residential	**$510,000**	23 Oct

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.