SOLD NSW · PROPERTY MARKET REPORT

Ashtonfield NSW 2323

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +1	$883,000 -5%	$875,842 -12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,100,000	$500,000	$16.64M

POSTCODE 2323 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$615	$618	82

Figures cover the entire 2323 postcode area, not Ashtonfield alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$883,000 -5%	$875,842 -12%	19 +6%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Ashtonfield NSW 2323 in August–October 2026.
- The median sale price fell 5% to $883,000, down from $927,500 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $500,000 to $1,100,000, a spread of $600,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 SAMOA CL	Residential	**$1,100,000**	5 Aug
5 CASTLEMAINE CL	Residential	**$1,075,000**	18 Aug
73 KILKENNY CCT	Residential	**$1,065,000**	4 Aug
17 HINCHINBROOK CL	Residential	**$1,060,000**	13 Aug
17 GALWAY BAY DR	Residential	**$940,000**	4 Sep
47 AIRLIE ST	Residential	**$930,000**	4 Sep
12 YASAWA CL	Residential	**$925,000**	29 Sep
95 SOUTH SEAS DR	Residential	**$915,000**	27 Aug
64 GALWAY BAY DR	Residential	**$905,000**	28 Aug
78 SOUTH SEAS DR	Residential	**$883,000**	23 Sep
18 LINDEMAN ST	Residential	**$880,000**	23 Oct
16 LUZON ST	Residential	**$870,000**	18 Sep
25 PITCAIRN ST	Residential	**$865,000**	14 Aug
1/2 SHANNON CL	Residential	**$855,000**	7 Sep

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.