SOLD NSW · PROPERTY MARKET REPORT

Avondale NSW 2530

May–July 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$1,100,000	$1,535,667

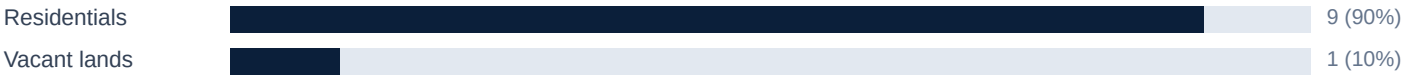
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$30,500,000	$690,000	$44.32M

POSTCODE 2530 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$728	$686	68

Figures cover the entire 2530 postcode area, not Avondale alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Avondale NSW 2530 in May–July 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $1,100,000.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from $690,000 to $30,500,000, a spread of $29,810,000.
- The standout sale was 441 AVONDALE RD at $30,500,000 on 12 Jun — 2673% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
441 AVONDALE RD	Vacant land	**$30,500,000**	12 Jun
7 PARKLAND AVE	Residential	**$4,350,000**	25 Jun
4 MOUNTAIN VIEW TCE	Residential	**$2,275,000**	15 May
571 AVONDALE RD	Residential	**$1,600,000**	4 Jun
39 GOOLAGONG ST	Residential	**$1,321,000**	14 May
PENROSE DR	Residential	**$1,100,000**	31 Jul
9/10 DERWENT AVE	Residential	**$850,000**	30 Jun
9/118 AVONDALE RD	Residential	**$820,000**	8 May
4/10 DERWENT AVE	Residential	**$815,000**	1 Jun
7/116 AVONDALE RD	Residential	**$690,000**	29 May

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