SOLD NSW · PROPERTY MARKET REPORT

Bathurst NSW 2795

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -1	$540,000 -18%	$558,821 -22%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,140,000	$300,000	$9.36M

POSTCODE 2795 RENTAL MARKET · SEPTEMBER 2026

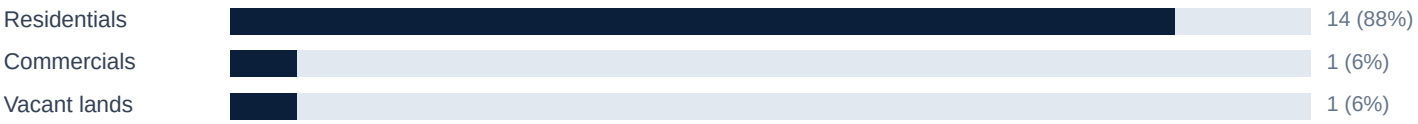
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$572	104

Figures cover the entire 2795 postcode area, not Bathurst alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$540,000 -18%	$558,821 -22%	16 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Bathurst NSW 2795 in October 2026 — 14 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 18% to $540,000, down from $660,000 in September 2026.
- Residentials accounted for 88% of sales (14 of 16), compared to 6% for commercials (1).
- Prices ranged widely — from $300,000 to $1,140,000, a spread of $840,000.
- The standout sale was 104 BENTINCK ST at $1,140,000 on 8 Oct — 111% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
104 BENTINCK ST	Commercial	**$1,140,000**	8 Oct
191 PEEL ST	Residential	**$940,000**	9 Oct
36 BRILLIANT ST	Residential	**$670,000**	28 Oct
137 HAVANNAH ST	Residential	**$655,000**	23 Oct
18 OAKES ST	Residential	**$635,000**	9 Oct
269 BRILLIANT ST	Residential	**$625,000**	21 Oct
1/363 RANKIN ST	Residential	**$569,000**	8 Oct
DURHAM ST	Residential	**$550,000**	13 Oct
96 PEEL ST	Residential	**$530,000**	12 Oct
8 PRINCES ST	Residential	**$530,000**	20 Oct

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