SOLD NSW · PROPERTY MARKET REPORT

Blackbutt NSW 2529

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 +4	$886,250 -6%	$975,679 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,450,000	$710,000	$13.66M

POSTCODE 2529 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$798	$781	74

Figures cover the entire 2529 postcode area, not Blackbutt alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$886,250 -6%	$975,679 -15%	14 +40%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Blackbutt NSW 2529 in June–August 2026.
- The median sale price fell 6% to $886,250, down from $946,050 in March–May 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $710,000 to $1,450,000, a spread of $740,000.
- The standout sale was 12 EGRET PL at $1,450,000 on 17 Jun — 64% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 EGRET PL	Residential	**$1,450,000**	17 Jun
5 FANTAIL CT	Residential	**$1,350,000**	9 Jun
30 HONEY EATER DR	Residential	**$1,235,000**	29 Jun
134 GLIDER AVE	Residential	**$1,220,000**	9 Jun
18 BROLGA CL	Residential	**$1,060,000**	28 Aug
16 BANDICOOT DR	Residential	**$1,040,000**	1 Jun
120 GLIDER AVE	Residential	**$922,500**	25 Jun
9/34 ALBATROSS DR	Residential	**$850,000**	20 Aug
1/3 QUOKKA DR	Residential	**$850,000**	3 Jul
1/3 QUOKKA DR	Residential	**$812,000**	6 Jul
2/9 BETTONG ST	Residential	**$725,000**	5 Aug
3/29 PARMA WAY	Residential	**$720,000**	5 Jun

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