SOLD NSW · PROPERTY MARKET REPORT

Blaxland NSW 2774

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +2	$1,415,000 +17%	$1,510,227 +26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,001	$11,000	$17.12M

POSTCODE 2774 RENTAL MARKET · SEPTEMBER 2026

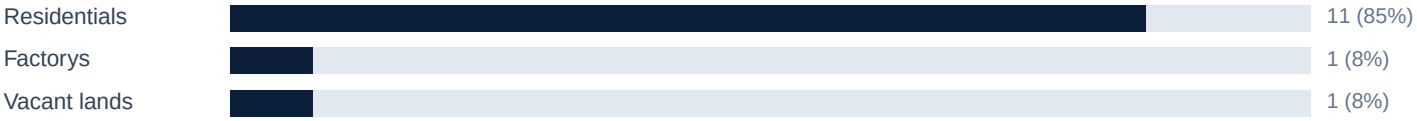
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$758	16

Figures cover the entire 2774 postcode area, not Blaxland alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,415,000 +17%	$1,510,227 +26%	13 +18%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Blaxland NSW 2774 in October 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 17% to $1,415,000, up from $1,210,000 in September 2026.
- Residentials accounted for 85% of sales (11 of 13), compared to 8% for factorys (1).
- Prices ranged widely — from $11,000 to $3,000,001, a spread of $2,989,001.
- The standout sale was 55 COUGHLAN RD at $3,000,001 on 23 Oct — 112% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
55 COUGHLAN RD	Residential	**$3,000,001**	23 Oct
18 HAYMET ST	Residential	**$1,700,000**	29 Oct
56 THE HIGH ROAD	Residential	**$1,630,000**	27 Oct
4 JAMISON ST	Residential	**$1,525,000**	2 Oct
24 JOALAH AVE	Residential	**$1,460,000**	9 Oct
31 RESERVE AVE	Residential	**$1,415,000**	13 Oct
38 RUSDEN RD	Residential	**$1,380,000**	16 Oct
49 GREAT WESTERN HWY	Residential	**$1,235,000**	27 Oct
33 OLD BATHURST RD	Residential	**$1,220,000**	16 Oct
46 MURPHY ST	Residential	**$1,195,000**	6 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.