

# Bonville NSW 2450

March 2026 Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

|                                     |                                                |                                                 |
|-------------------------------------|------------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>11<br><div>+10</div> | MEDIAN PRICE<br>\$1,115,000<br><div>-53%</div> | AVERAGE PRICE<br>\$1,228,333<br><div>-48%</div> |
| HIGHEST SALE<br>\$3,300,000         | LOWEST SALE<br>\$630,000                       | TOTAL VALUE<br>\$14.47M                         |

POSTCODE 2450 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$595 | AVERAGE WEEKLY RENT<br>\$598 | OBSERVATIONS<br>147 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2450 postcode area, not Bonville alone. Rental period: August 2026.

COMPARED TO FEBRUARY 2026

|                                                |                                                 |                                        |
|------------------------------------------------|-------------------------------------------------|----------------------------------------|
| MEDIAN PRICE<br>\$1,115,000<br><div>-53%</div> | AVERAGE PRICE<br>\$1,228,333<br><div>-48%</div> | TOTAL SALES<br>11<br><div>+1000%</div> |
|------------------------------------------------|-------------------------------------------------|----------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 6 (55%) |
| Vacant lands | <div></div> | 5 (45%) |

KEY MARKET INSIGHTS

- 11 properties settled in Bonville NSW 2450 in March 2026 — 6 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 53% to \$1,115,000, down from \$2,375,000 in February.
- Residentials accounted for 55% of sales (6 of 11), compared to 45% for vacant lands (5).
- Prices ranged widely — from \$630,000 to \$3,300,000, a spread of \$2,670,000.
- The standout sale was NORTH BONVILLE RD at \$3,300,000 on 26 Mar — 196% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS               | TYPE        | SOLD PRICE  | DATE   |
|-----------------------|-------------|-------------|--------|
| NORTH BONVILLE RD     | Vacant land | \$3,300,000 | 26 Mar |
| 191 BRAFORD DR        | Residential | \$1,780,000 | 27 Mar |
| STROUDS RD            | Vacant land | \$1,400,000 | 20 Mar |
| 7 TURTLE RISE         | Residential | \$1,300,000 | 31 Mar |
| 44 YARRAMAN RD        | Residential | \$1,130,000 | 30 Mar |
| 8 RUTLAND ST          | Residential | \$1,100,000 | 27 Mar |
| STROUDS RD            | Residential | \$1,080,000 | 23 Mar |
| 13 BERKELEY DR        | Residential | \$980,000   | 5 Mar  |
| HIDDEN VALLEY GR      | Vacant land | \$935,000   | 17 Mar |
| 21 STROUDS RD         | Vacant land | \$840,000   | 20 Mar |
| 9 NESTING HOLLOW VIEW | Vacant land | \$630,000   | 30 Mar |