SOLD NSW · PROPERTY MARKET REPORT

# Bonville NSW 2450

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 0 | $1,230,000 +19% | $1,936,556 +74% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $6,400,000 | $560,000 | $18.57M |

## POSTCODE 2450 RENTAL MARKET · SEPTEMBER 2026

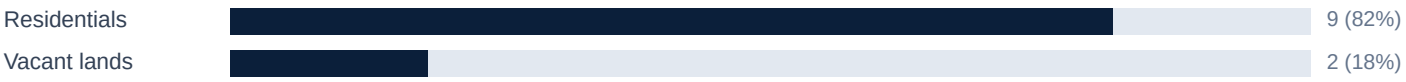
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $600 | $593 | 153 |

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

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,230,000 +19% | $1,936,556 +74% | 11 0% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 11 properties settled in Bonville NSW 2450 in August–October 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 19% to $1,230,000, up from $1,030,000 in May–July 2026.
- Residentials accounted for 82% of sales (9 of 11), compared to 18% for vacant lands (2).
- Prices ranged widely — from $560,000 to $6,400,000, a spread of $5,840,000.
- The standout sale was 31 BONVILLE STATION RD at $6,400,000 on 25 Sep — 420% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 31 BONVILLE STATION RD | Residential | **$6,400,000** | 25 Sep |
| 279 NORTH BONVILLE RD | Residential | **$2,200,000** | 22 Sep |
| 44 BAKKER DR | Residential | **$1,650,000** | 21 Aug |
| 215 BRAFORD DR | Residential | **$1,615,000** | 28 Oct |
| 86 GRANDIS RD | Residential | **$1,230,000** | 15 Sep |
| 14 FOREST OAK DR | Residential | **$1,225,000** | 24 Aug |
| 6 MIMIWALI DR | Residential | **$1,085,000** | 26 Oct |
| 48 RUTLAND ST | Residential | **$1,035,000** | 8 Oct |
| 10 PADDYMELON CCT | Residential | **$989,000** | 17 Aug |
| BAMBARA DR | Vacant land | **$580,000** | 12 Oct |
| 8 NESTING HOLLOW VIEW | Vacant land | **$560,000** | 26 Oct |

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