SOLD NSW · PROPERTY MARKET REPORT

Broadmeadow NSW 2292

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -4	$840,000 +2%	$991,713 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,765,000	$530,000	$19.57M

POSTCODE 2292 RENTAL MARKET · SEPTEMBER 2026

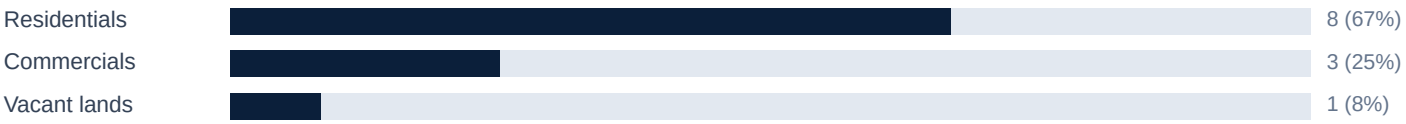
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$619	18

Figures cover the entire 2292 postcode area, not Broadmeadow alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$840,000 +2%	$991,713 -4%	12 -25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Broadmeadow NSW 2292 in July–September 2026 — 8 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 2% to $840,000, up from $825,000 in April–June 2026.
- Residentials accounted for 67% of sales (8 of 12), compared to 25% for commercials (3).
- Prices ranged widely — from $530,000 to $6,765,000, a spread of $6,235,000.
- The standout sale was 4 BRONTE RD at $6,765,000 on 15 Jul — 705% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 BRONTE RD	Commercial	**$6,765,000**	15 Jul
152 LAMBTON RD	Commercial	**$3,784,000**	23 Jul
11 COORUMBUNG RD	Residential	**$2,038,700**	10 Sep
145 DARLING ST	Residential	**$1,030,000**	2 Sep
8 BELFORD ST	Residential	**$1,025,000**	26 Aug
301/65 BRUNKER RD	Residential	**$845,000**	3 Sep
2/3 TORPEY PL	Residential	**$835,000**	27 Jul
174 BROADMEADOW RD	Residential	**$800,000**	14 Sep
181 BROADMEADOW RD	Residential	**$710,000**	11 Sep
302/65 BRUNKER RD	Residential	**$650,000**	6 Aug

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