SOLD NSW · PROPERTY MARKET REPORT

Carrathool NSW 2711

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$737,000	$2,081,893

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$14,150,000	$280,000	$20.82M

POSTCODE 2711 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$350	$322	3

Figures cover the entire 2711 postcode area, not Carrathool alone. Rental period: August 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Carrathool NSW 2711 in April–June 2026 — 0 residential and 10 non-residential (commercial or land).
- The residential median sale price for the period was $737,000.
- All 10 recorded sales were farms.
- Prices ranged widely — from $280,000 to $14,150,000, a spread of $13,870,000.
- The standout sale was PH TOWNSEND CO NICHOLSON at $14,150,000 on 5 Jun — 1820% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
PH TOWNSEND CO NICHOLSON	Farm	**$14,150,000**	5 Jun
1003 CARRATHOOL RD	Farm	**$1,061,967**	30 Jun
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4222 MURRUMBIDGEE RIVER RD	Farm	**$737,000**	16 Apr
CARRATHOOL RD	Farm	**$737,000**	16 Apr
MURRUMBIDGEE RIVER RD	Farm	**$737,000**	16 Apr
91 WRIGHTS LANE	Farm	**$737,000**	16 Apr
WRIGHTS LANE	Farm	**$737,000**	16 Apr
TABBITA LANE	Farm	**$580,000**	30 Jun
CARRATHOOL RD	Farm	**$280,000**	30 Jun

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