SOLD NSW · PROPERTY MARKET REPORT

Claremont meadows NSW 2747

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +2	$1,103,500 -1%	$1,432,714 +31%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,000,000	$895,000	$24.45M

POSTCODE 2747 RENTAL MARKET · SEPTEMBER 2026

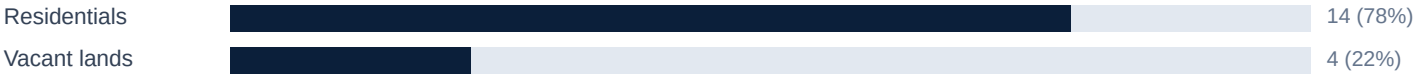
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$638	172

Figures cover the entire 2747 postcode area, not Claremont meadows alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,103,500 -1%	$1,432,714 +31%	18 +13%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Claremont meadows NSW 2747 in August–October 2026 — 14 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 1% to $1,103,500, down from $1,117,000 in May–July 2026.
- Residentials accounted for 78% of sales (14 of 18), compared to 22% for vacant lands (4).
- Prices ranged widely — from $895,000 to $5,000,000, a spread of $4,105,000.
- The standout sale was 1 MASSA PL at $5,000,000 on 28 Aug — 353% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 MASSA PL	Residential	**$5,000,000**	28 Aug
14 CAULFIELD RD	Residential	**$1,690,000**	4 Aug
13 SILKWOOD AVE	Residential	**$1,475,000**	19 Oct
6 HENZE CRES	Residential	**$1,400,000**	18 Aug
94 SUNFLOWER DR	Residential	**$1,270,000**	22 Sep
14 REDGUM ST	Residential	**$1,218,000**	18 Aug
2 THOAR PL	Residential	**$1,135,000**	21 Aug
21 SILKWOOD AVE	Vacant land	**$1,130,000**	2 Oct
19 SILKWOOD AVE	Vacant land	**$1,125,000**	16 Sep
8 RAINTREE ST	Vacant land	**$1,075,000**	23 Sep
33 SANDPIPER CRES	Residential	**$1,072,000**	21 Sep

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.