

Cobbitty NSW 2570

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 42 -22	MEDIAN PRICE \$1,065,000 +6%	AVERAGE PRICE \$1,292,973 +30%
HIGHEST SALE \$2,252,000	LOWEST SALE \$530,900	TOTAL VALUE \$38.42M

POSTCODE 2570 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$750	AVERAGE WEEKLY RENT \$732	OBSERVATIONS 161
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Figures cover the entire 2570 postcode area, not Cobbitty alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,065,000 +6%	AVERAGE PRICE \$1,292,973 +30%	TOTAL SALES 42 -34%
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PROPERTY TYPE BREAKDOWN

Vacant lands		31 (74%)
Residentials		11 (26%)

KEY MARKET INSIGHTS

- 42 properties settled in Cobbitty NSW 2570 in August 2026 — 11 residential and 31 non-residential (commercial or land).
- The residential median sale price rose 6% to \$1,065,000, up from \$1,005,000 in July.
- Vacant lands accounted for 74% of sales (31 of 42), compared to 26% for residentials (11).
- Prices ranged widely — from \$530,900 to \$2,252,000, a spread of \$1,721,100.
- The standout sale was 269 COBBITTY RD at \$2,252,000 on 21 Aug — 111% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
269 COBBITTY RD	Residential	\$2,252,000	21 Aug
17 SUTTON AVE	Residential	\$2,250,000	26 Aug
90 WAINWRIGHT DR	Residential	\$1,600,000	5 Aug
13 KOBADY AVE	Residential	\$1,430,000	3 Aug
19 WISTERIA RISE	Residential	\$1,420,000	24 Aug
81 CREEK WAY	Vacant land	\$1,289,900	13 Aug
39 GREENES DR	Vacant land	\$1,279,900	5 Aug
2 HAWKBIT CL	Vacant land	\$1,219,900	4 Aug
10 ORCHARD AVE	Residential	\$1,065,000	26 Aug
7 STARLING ST	Residential	\$1,035,000	20 Aug
9 SALTBUSH AVE	Residential	\$1,030,000	19 Aug