SOLD NSW · PROPERTY MARKET REPORT

Cobbitty NSW 2570

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 +12	$1,052,500 -13%	$1,576,970 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,300,000	$577,900	$23.51M

POSTCODE 2570 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$760	$761	170

Figures cover the entire 2570 postcode area, not Cobbitty alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,052,500 -13%	$1,576,970 +9%	21 +133%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Cobbitty NSW 2570 in October 2026 — 10 residential and 11 non-residential (commercial or land).
- The residential median sale price fell 13% to $1,052,500, down from $1,211,000 in September 2026.
- Vacant lands accounted for 52% of sales (11 of 21), compared to 48% for residentials (10).
- Prices ranged widely — from $577,900 to $3,300,000, a spread of $2,722,100.
- The standout sale was 100 COLONEL PYE DR at $3,300,000 on 28 Oct — 214% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
100 COLONEL PYE DR	Residential	**$3,300,000**	28 Oct
101 MACQUARIE GROVE RD	Residential	**$3,100,000**	21 Oct
10 SUTHERLAND ST	Residential	**$2,300,000**	15 Oct
64 COATES PARK RD	Residential	**$1,750,000**	21 Oct
3 PINTO AVE	Residential	**$1,140,000**	2 Oct
73 OLIVE HILL DR	Residential	**$965,000**	27 Oct
38 MUNTRIES ST	Residential	**$940,000**	9 Oct
20 HEARNS DR	Vacant land	**$839,900**	19 Oct
20 HEARNS DR	Vacant land	**$824,900**	19 Oct
3 SPEEDWELL ST	Vacant land	**$804,900**	2 Oct
145 CHARLES MCINTOSH PKWY	Vacant land	**$799,900**	6 Oct

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