SOLD NSW · PROPERTY MARKET REPORT

Coutts crossing NSW 2460

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14	$595,000	$564,231

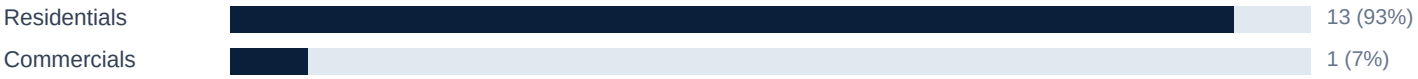
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,200,000	$215,000	$8.54M

POSTCODE 2460 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$498	$478	60

Figures cover the entire 2460 postcode area, not Coutts crossing alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Coutts crossing NSW 2460 in April–June 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $595,000.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for commercials (1).
- Prices ranged widely — from $215,000 to $1,200,000, a spread of $985,000.
- The standout sale was 9 ARMIDALE RD at $1,200,000 on 30 Apr — 102% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 ARMIDALE RD	Commercial	**$1,200,000**	30 Apr
1773 ARMIDALE RD	Residential	**$800,000**	14 Apr
413 KANGAROO CREEK RD	Residential	**$765,000**	24 Jun
400 KANGAROO CREEK RD	Residential	**$675,000**	20 Apr
15 KERRANI PL	Residential	**$660,000**	30 Apr
38 LAKKARI ST	Residential	**$650,000**	7 Apr
55 LAKKARI ST	Residential	**$645,000**	2 Jun
45 LAKKARI ST	Residential	**$595,000**	28 Apr
2 KERRANI PL	Residential	**$510,000**	19 Jun
6 ARMIDALE RD	Residential	**$485,000**	22 Apr
2 CASUARINA CL	Residential	**$455,000**	1 May
17 ARMIDALE RD	Residential	**$450,000**	28 May
5 LAKKARI ST	Residential	**$430,000**	9 Apr
62 LAKKARI ST	Residential	**$215,000**	17 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.