SOLD NSW · PROPERTY MARKET REPORT

Davistown NSW 2251

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 0	$962,500 -14%	$1,160,714 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,040,000	$630,000	$16.25M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

Figures cover the entire 2251 postcode area, not Davistown alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$962,500 -14%	$1,160,714 -11%	14 0%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Davistown NSW 2251 in August–October 2026.
- The median sale price fell 14% to $962,500, down from $1,120,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $630,000 to $2,040,000, a spread of $1,410,000.
- The standout sale was 28 MORTON CRES at $2,040,000 on 10 Aug — 112% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
28 MORTON CRES	Residential	**$2,040,000**	10 Aug
66 KINCUMBER CRES	Residential	**$1,800,000**	24 Aug
30 MIRREEN AVE	Residential	**$1,670,000**	11 Aug
9 ROMFORD CL	Residential	**$1,555,000**	10 Aug
65 GREVILLIA AVE	Residential	**$1,325,000**	1 Oct
50 GREVILLIA AVE	Residential	**$1,210,000**	11 Sep
32 DAVIS AVE	Residential	**$1,025,000**	21 Aug
36 DAVIS AVE	Residential	**$900,000**	15 Sep
45 PINE AVE	Residential	**$895,000**	24 Aug
18 PINE AVE	Residential	**$880,000**	28 Sep
45 DAVISTOWN RD	Residential	**$860,000**	12 Aug
12/30 PINE AVE	Residential	**$810,000**	4 Aug

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.