SOLD NSW · PROPERTY MARKET REPORT

Emu heights NSW 2750

February–April 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11	$1,172,500	$1,076,257

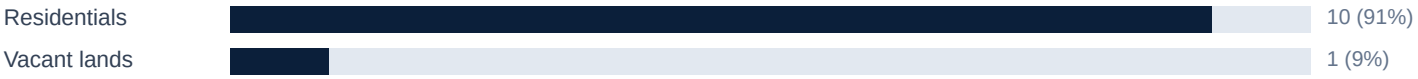
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,700,000	$115,000	$11.43M

POSTCODE 2750 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$612	189

Figures cover the entire 2750 postcode area, not Emu heights alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Emu heights NSW 2750 in February–April 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $1,172,500.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $115,000 to $1,700,000, a spread of $1,585,000.
- The standout sale was 40 HILLCREST RD at $1,700,000 on 23 Mar — 45% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 HILLCREST RD	Residential	**$1,700,000**	23 Mar
45 PALOMINO RD	Residential	**$1,555,000**	3 Mar
7 PALOMINO RD	Residential	**$1,280,000**	20 Mar
22 MATTHEWS ST	Residential	**$1,200,000**	27 Mar
42 DARTMOOR CCT	Residential	**$1,200,000**	23 Feb
161 RUSSELL ST	Residential	**$1,145,000**	29 Apr
35 OLD BATHURST RD	Residential	**$1,020,000**	3 Feb
80 OLD BATHURST RD	Residential	**$825,569**	26 Feb
10 ALMA CRES	Residential	**$722,000**	5 Mar
3 RIVERSIDE RD	Vacant land	**$670,000**	8 Apr
32 MATTHEWS ST	Residential	**$115,000**	18 Feb

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