

Emu plains NSW 2750

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -9	MEDIAN PRICE \$1,109,500 -10%	AVERAGE PRICE \$1,042,250 -17%
HIGHEST SALE \$35,500,000	LOWEST SALE \$270,000	TOTAL VALUE \$43.44M

POSTCODE 2750 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$635	OBSERVATIONS 177
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Figures cover the entire 2750 postcode area, not Emu plains alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,109,500 -10%	AVERAGE PRICE \$1,042,250 -17%	TOTAL SALES 10 -47%
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PROPERTY TYPE BREAKDOWN

Residentials		4 (40%)
Commercials		4 (40%)
Factorys		2 (20%)

KEY MARKET INSIGHTS

- 10 properties settled in Emu plains NSW 2750 in July 2026 — 4 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 10% to \$1,109,500, down from \$1,235,000 in June.
- Residentials accounted for 40% of sales (4 of 10), compared to 40% for commercials (4).
- Prices ranged widely — from \$270,000 to \$35,500,000, a spread of \$35,230,000.
- The standout sale was 142 OLD BATHURST RD at \$35,500,000 on 30 Jul — 3100% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
142 OLD BATHURST RD	Commercial	\$35,500,000	30 Jul
11 RAILWAY ST	Factory	\$2,450,000	27 Jul
7 CRAWFORD ST	Residential	\$1,165,000	13 Jul
2 MACKAY ST	Residential	\$1,110,000	9 Jul
2 B WILLOW TREE AVE	Residential	\$1,109,000	7 Jul
6/26 BROUGHAM ST	Residential	\$785,000	20 Jul
7/101 GREAT WESTERN HWY	Commercial	\$500,000	30 Jul
148/1 DAVID RD	Commercial	\$275,000	22 Jul
117/1 DAVID RD	Commercial	\$275,000	22 Jul
13/1 DAVID RD	Factory	\$270,000	24 Jul