SOLD NSW · PROPERTY MARKET REPORT

Emu plains NSW 2750

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 -11	$1,207,500 +1%	$1,185,375 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$9,921,340	$171,798	$35.90M

POSTCODE 2750 RENTAL MARKET · SEPTEMBER 2026

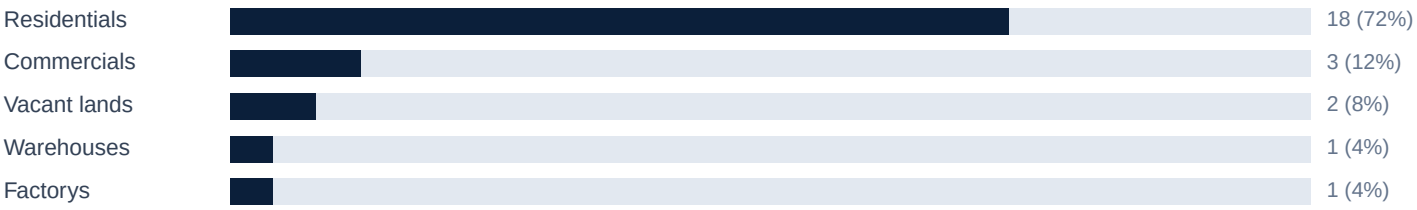
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$612	189

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,207,500 +1%	$1,185,375 -5%	25 -31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 25 properties settled in Emu plains NSW 2750 in August–October 2026 — 18 residential and 7 non-residential (commercial or land).
- The residential median sale price rose 1% to $1,207,500, up from $1,190,000 in May–July 2026.
- Residentials accounted for 72% of sales (18 of 25), compared to 12% for commercials (3).
- Prices ranged widely — from $171,798 to $9,921,340, a spread of $9,749,542.
- The standout sale was 170 RUSSELL ST at $9,921,340 on 31 Aug — 722% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
170 RUSSELL ST	Vacant land	**$9,921,340**	31 Aug
172 RUSSELL ST	Vacant land	**$3,300,000**	1 Sep
5 YORK ST	Residential	**$2,110,000**	23 Oct
15 GREY ST	Residential	**$1,825,000**	17 Sep
24 BUNYARRA DR	Residential	**$1,380,000**	13 Oct
44 GWANDALAN ST	Residential	**$1,350,000**	4 Sep
25 ANNETT ST	Residential	**$1,300,000**	10 Aug
8 SHEPPARD RD	Residential	**$1,260,000**	7 Sep

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.