SOLD NSW · PROPERTY MARKET REPORT

Estella NSW 2650

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -12	$715,000 -8%	$694,813 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,000,000	$310,000	$6.26M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

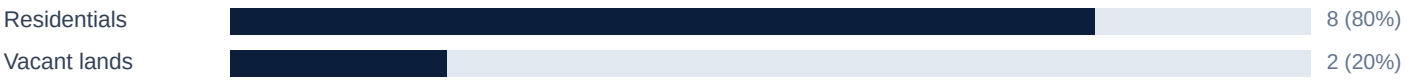
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

Figures cover the entire 2650 postcode area, not Estella alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$715,000 -8%	$694,813 +2%	10 -55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Estella NSW 2650 in August–October 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 8% to $715,000, down from $775,000 in May–July 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $310,000 to $1,000,000, a spread of $690,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 GALLEON PL	Residential	**$1,000,000**	29 Sep
2 A GALLEON PL	Residential	**$839,000**	19 Oct
1 BAROSSA ST	Residential	**$825,000**	15 Sep
24 RAINBOW DR	Residential	**$730,000**	14 Oct
2 HARRIER ST	Residential	**$700,000**	3 Sep
9 CANOLA PL	Residential	**$650,000**	4 Aug
1/32 AVOCET DR	Residential	**$494,500**	10 Sep
91 AVOCET DR	Vacant land	**$395,000**	8 Oct
12 MONARCH AVE	Residential	**$320,000**	17 Aug
9 OXFORD LOOP	Vacant land	**$310,000**	28 Oct

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.