SOLD NSW · PROPERTY MARKET REPORT

# Flinders NSW 2529

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 19 -12 | $980,000 -1% | $1,106,053 +7% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,600,000 | $720,000 | $21.02M |

## POSTCODE 2529 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $798 | $781 | 74 |

Figures cover the entire 2529 postcode area, not Flinders alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $980,000 -1% | $1,106,053 +7% | 19 -39% |

## PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

## KEY MARKET INSIGHTS

- 19 properties settled in Flinders NSW 2529 in August–October 2026.
- The median sale price fell 1% to $980,000, down from $990,000 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $720,000 to $1,600,000, a spread of $880,000.
- The standout sale was 2 TYRREL ST at $1,600,000 on 20 Aug — 63% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 2 TYRREL ST | Residential | **$1,600,000** | 20 Aug |
| 27 EUCUMBENE AVE | Residential | **$1,490,000** | 9 Oct |
| 109 WHITTAKER ST | Residential | **$1,375,000** | 7 Oct |
| 5 WELBURY RD | Residential | **$1,355,000** | 14 Sep |
| 9 CONJOLA CL | Residential | **$1,340,000** | 28 Oct |
| 28 COSGROVE AVE | Residential | **$1,255,000** | 2 Sep |
| 45 SEYMOUR DR | Residential | **$1,200,000** | 21 Sep |
| 39 ELIZABETH CCT | Residential | **$1,200,000** | 28 Sep |
| 26 TUGGERAH CCT | Residential | **$1,100,000** | 20 Aug |
| 9 MEROO CL | Residential | **$980,000** | 7 Aug |
| 17 ST IVES RD | Residential | **$973,000** | 21 Aug |
| 13 LAKEWOOD BVD | Residential | **$960,000** | 30 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.