

Forbes NSW 2871

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -13	MEDIAN PRICE \$450,000 -13%	AVERAGE PRICE \$447,944 -20%
HIGHEST SALE \$735,000	LOWEST SALE \$204,750	TOTAL VALUE \$4.71M

POSTCODE 2871 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$395	AVERAGE WEEKLY RENT \$403	OBSERVATIONS 20
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Figures cover the entire 2871 postcode area, not Forbes alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$450,000 -13%	AVERAGE PRICE \$447,944 -20%	TOTAL SALES 11 -54%
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PROPERTY TYPE BREAKDOWN

Residential		9 (82%)
Vacant lands		1 (9%)
Commercials		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Forbes NSW 2871 in September 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 13% to \$450,000, down from \$515,000 in August.
- Residential accounted for 82% of sales (9 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from \$204,750 to \$735,000, a spread of \$530,250.
- The standout sale was 42 WAMBAT ST at \$735,000 on 11 Sep — 63% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
42 WAMBAT ST	Residential	\$735,000	11 Sep
22 BATTYE ST	Residential	\$585,000	4 Sep
44 SHOW ST	Residential	\$530,000	11 Sep
6 CLEMENT ST	Residential	\$514,000	10 Sep
51 RANKIN ST	Commercial	\$470,000	14 Sep
17 A JOHNSON ST	Residential	\$450,000	14 Sep
132 FARNELL ST	Residential	\$432,500	16 Sep
17 DALTON ST	Residential	\$275,000	3 Sep
SADDLEBACK RD	Residential	\$270,000	14 Sep
29 PATTERSON ST	Residential	\$240,000	10 Sep