SOLD NSW · PROPERTY MARKET REPORT

# Glossodia NSW 2756

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 0 | $975,000 -7% | $962,822 -20% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,650,000 | $313,539 | $10.59M |

## POSTCODE 2756 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $650 | $677 | 62 |

Figures cover the entire 2756 postcode area, not Glossodia alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $975,000 -7% | $962,822 -20% | 11 0% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 11 properties settled in Glossodia NSW 2756 in August–October 2026.
- The median sale price fell 7% to $975,000, down from $1,050,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $313,539 to $1,650,000, a spread of $1,336,461.
- The standout sale was 266 SPINKS RD at $1,650,000 on 18 Sep — 69% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 266 SPINKS RD | Residential | **$1,650,000** | 18 Sep |
| 186 MITCHELL DR | Residential | **$1,400,000** | 8 Oct |
| 12 NIGHTINGALE SQ | Residential | **$1,035,000** | 21 Sep |
| 149 SPINKS RD | Residential | **$990,000** | 7 Aug |
| 219 SPINKS RD | Residential | **$980,000** | 11 Sep |
| 9 CHESTNUT DR | Residential | **$975,000** | 28 Aug |
| 39 BOOMERANG DR | Residential | **$967,500** | 21 Aug |
| 258 SPINKS RD | Residential | **$920,000** | 13 Oct |
| 39 GOLDEN VALLEY DR | Residential | **$870,000** | 15 Oct |
| 8 CHESTNUT DR | Residential | **$490,000** | 4 Sep |
| 61 GOLDEN VALLEY DR | Residential | **$313,539** | 17 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.