SOLD NSW · PROPERTY MARKET REPORT

Grafton NSW 2460

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 +2	$535,000 -1%	$554,120 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$876,500	$345,000	$14.35M

POSTCODE 2460 RENTAL MARKET · SEPTEMBER 2026

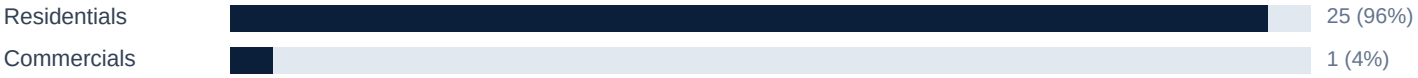
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$498	$478	60

Figures cover the entire 2460 postcode area, not Grafton alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$535,000 -1%	$554,120 -10%	26 +8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 26 properties settled in Grafton NSW 2460 in October 2026 — 25 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 1% to $535,000, down from $540,000 in September 2026.
- Residentials accounted for 96% of sales (25 of 26), compared to 4% for commercials (1).
- Prices ranged widely — from $345,000 to $876,500, a spread of $531,500.
- The standout sale was 29 NORTH MEADOW DR at $876,500 on 21 Oct — 64% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
29 NORTH MEADOW DR	Residential	**$876,500**	21 Oct
169 CARR ST	Residential	**$820,000**	2 Oct
35 RIVERDALE CT	Residential	**$800,000**	23 Oct
1/1 VILLIERS ST	Residential	**$680,000**	13 Oct
212 HOOF ST	Residential	**$670,000**	2 Oct
94 CLARENCE ST	Residential	**$650,000**	16 Oct
1/15 HOWLETTS CL	Residential	**$649,000**	2 Oct
8 IVEN ST	Residential	**$612,500**	19 Oct
192 VILLIERS ST	Residential	**$600,000**	6 Oct
53 CRANWORTH ST	Residential	**$590,000**	9 Oct
28 CLARENCE ST	Residential	**$550,000**	9 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.