SOLD NSW · PROPERTY MARKET REPORT

Grantham farm NSW 2765

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
28 -3	$1,097,500 -14%	$1,086,818 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,000,000	$230,000	$37.01M

POSTCODE 2765 RENTAL MARKET · SEPTEMBER 2026

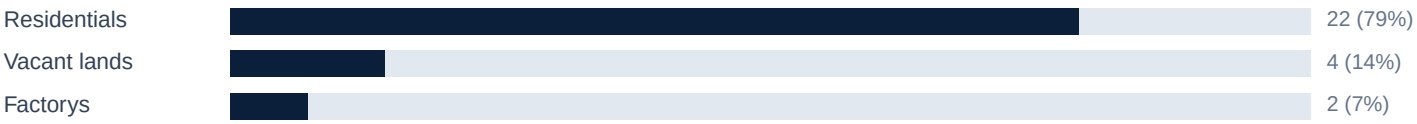
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$833	$845	246

Figures cover the entire 2765 postcode area, not Grantham farm alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,097,500 -14%	$1,086,818 -18%	28 -10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 28 properties settled in Grantham farm NSW 2765 in August–October 2026 — 22 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 14% to $1,097,500, down from $1,270,000 in May–July 2026.
- Residentials accounted for 79% of sales (22 of 28), compared to 14% for vacant lands (4).
- Prices ranged widely — from $230,000 to $5,000,000, a spread of $4,770,000.
- The standout sale was 26 PRINCES ST at $5,000,000 on 31 Aug — 356% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
26 PRINCES ST	Factory	**$5,000,000**	31 Aug
28 PRINCES ST	Factory	**$5,000,000**	31 Aug
273 GARFIELD RD E	Residential	**$2,100,000**	10 Aug
25 MALMSBURY ST	Residential	**$1,472,000**	11 Sep
45 PACEVILLE ST	Residential	**$1,465,000**	26 Aug
61 GOLD ST	Residential	**$1,465,000**	28 Aug
27 GRANTHAM ST	Residential	**$1,290,000**	7 Sep
53 BOYDHART ST	Residential	**$1,230,000**	16 Sep
66 CAMPBELL ST	Residential	**$1,215,000**	21 Aug
40 A GLOBE ST	Residential	**$1,205,000**	12 Aug

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.