

Gunnedah NSW 2380

September 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -18	MEDIAN PRICE \$590,000 -3%	AVERAGE PRICE \$627,550 +8%
HIGHEST SALE \$1,450,000	LOWEST SALE \$162,500	TOTAL VALUE \$8.14M

POSTCODE 2380 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$505	AVERAGE WEEKLY RENT \$509	OBSERVATIONS 40
-----------------------------	------------------------------	--------------------

Figures cover the entire 2380 postcode area, not Gunnedah alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$590,000 -3%	AVERAGE PRICE \$627,550 +8%	TOTAL SALES 14 -56%
----------------------------------	-----------------------------------	---------------------------

PROPERTY TYPE BREAKDOWN

Residentials		10 (71%)
Vacant lands		2 (14%)
Commercials		2 (14%)

KEY MARKET INSIGHTS

- 14 properties settled in Gunnedah NSW 2380 in September 2026 — 10 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 3% to \$590,000, down from \$610,000 in August.
- Residentials accounted for 71% of sales (10 of 14), compared to 14% for vacant lands (2).
- Prices ranged widely — from \$162,500 to \$1,450,000, a spread of \$1,287,500.
- The standout sale was 6 RAMPADELLS RISE at \$1,450,000 on 4 Sep — 146% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 RAMPADELLS RISE	Residential	\$1,450,000	4 Sep
103 OXLEY HWY	Residential	\$1,060,000	7 Sep
14 BARBER ST	Commercial	\$900,000	17 Sep
19 BAXTER ST	Residential	\$715,000	16 Sep
17 BAXTER ST	Residential	\$710,000	11 Sep
12 OSRIC ST	Residential	\$600,000	1 Sep
2 GOODWIN RD	Residential	\$580,000	11 Sep
49 VIEW ST	Residential	\$540,000	15 Sep
15 ROSEMARY ST	Commercial	\$520,000	4 Sep
25 LAW CL	Vacant land	\$263,340	9 Sep