SOLD NSW · PROPERTY MARKET REPORT

Gunnedah NSW 2380

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -10	$650,000 +5%	$652,308 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,100,000	$160,000	$9.08M

POSTCODE 2380 RENTAL MARKET · SEPTEMBER 2026

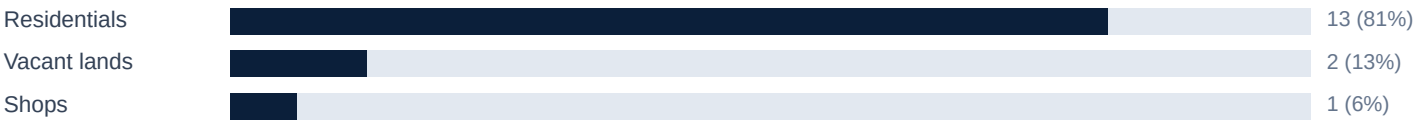
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$470	$464	46

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$650,000 +5%	$652,308 +5%	16 -38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Gunnedah NSW 2380 in October 2026 — 13 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 5% to $650,000, up from $620,000 in September 2026.
- Residentials accounted for 81% of sales (13 of 16), compared to 13% for vacant lands (2).
- Prices ranged widely — from $160,000 to $1,100,000, a spread of $940,000.
- The standout sale was 22 EVELEIGH RD at $1,100,000 on 16 Oct — 69% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 EVELEIGH RD	Residential	**$1,100,000**	16 Oct
6 HARRIE ROWLAND PL	Residential	**$990,000**	23 Oct
11 FAVELL ST	Residential	**$820,000**	16 Oct
15 LINDEN PL	Residential	**$800,000**	1 Oct
90 GEORGE ST	Residential	**$785,000**	21 Oct
88 LINKS RD	Residential	**$660,000**	16 Oct
12 WATTLE ST	Residential	**$650,000**	19 Oct
148 BARBER ST	Residential	**$580,000**	23 Oct
33 A OSRIC ST	Residential	**$545,000**	2 Oct
56 SOUTH ST	Residential	**$535,000**	2 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.