SOLD NSW · PROPERTY MARKET REPORT

Hazelbrook NSW 2779

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 +3	$860,000 -10%	$878,048 -14%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,290,000	$220,000	$27.22M

POSTCODE 2779 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$515	$590	4

Figures cover the entire 2779 postcode area, not Hazelbrook alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$860,000 -10%	$878,048 -14%	31 +11%

PROPERTY TYPE BREAKDOWN

Residentials — 31 (100%)

KEY MARKET INSIGHTS

- 31 properties settled in Hazelbrook NSW 2779 in August–October 2026.
- The median sale price fell 10% to $860,000, down from $960,000 in May–July 2026.
- All 31 recorded sales were residentials.
- Prices ranged widely — from $220,000 to $1,290,000, a spread of $1,070,000.
- The standout sale was 6 OAKLANDS RD at $1,290,000 on 1 Sep — 50% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 OAKLANDS RD	Residential	**$1,290,000**	1 Sep
51 VALLEY RD	Residential	**$1,260,000**	11 Sep
2 A TERRACE FALLS RD	Residential	**$1,250,000**	15 Oct
25 LOG BRIDGE PL	Residential	**$1,210,000**	4 Aug
28 RAILWAY PDE	Residential	**$1,150,000**	23 Oct
30 TALBOT RD	Residential	**$1,075,000**	11 Sep
108 WINBOURNE RD	Residential	**$973,500**	14 Aug
46 ALEXANDER AVE	Residential	**$945,000**	14 Aug
46 WINBOURNE RD	Residential	**$940,000**	7 Sep
63 BLUE HILLS RD	Residential	**$925,000**	22 Oct
6 GEORGE ST	Residential	**$920,000**	24 Sep
33 HAZEL AVE	Residential	**$900,000**	1 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.