SOLD NSW · PROPERTY MARKET REPORT

Hillvue NSW 2340

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 -4	$712,500 -7%	$701,683 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,070,000	$267,500	$25.41M

POSTCODE 2340 RENTAL MARKET · SEPTEMBER 2026

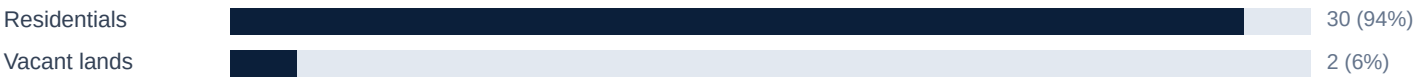
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$480	$482	207

Figures cover the entire 2340 postcode area, not Hillvue alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$712,500 -7%	$701,683 -8%	32 -11%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 32 properties settled in Hillvue NSW 2340 in August–October 2026 — 30 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 7% to $712,500, down from $767,551 in May–July 2026.
- Residentials accounted for 94% of sales (30 of 32), compared to 6% for vacant lands (2).
- Prices ranged widely — from $267,500 to $4,070,000, a spread of $3,802,500.
- The standout sale was 7 LONGYARD DR at $4,070,000 on 15 Oct — 471% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 LONGYARD DR	Vacant land	**$4,070,000**	15 Oct
76 BYLONG RD	Residential	**$1,139,000**	18 Sep
6 OVERLANDERS WAY	Residential	**$1,020,000**	10 Sep
20 THE MEWS	Residential	**$935,000**	13 Oct
15 A BANDALONG ST	Residential	**$870,000**	7 Aug
15 CALOOLA ST	Residential	**$865,000**	21 Oct
6 NARDOO PL	Residential	**$860,000**	16 Sep
27 OVERLANDERS WAY	Residential	**$850,000**	2 Oct
21 THE PATIO	Residential	**$800,000**	21 Aug
42 WARWICK RD	Residential	**$800,000**	24 Sep
32 MCRAE ST	Residential	**$775,000**	7 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.