SOLD NSW · PROPERTY MARKET REPORT

Holbrook NSW 2644

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -1	$423,500 -2%	$391,833 -23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$800,000	$100,000	$4.82M

POSTCODE 2644 RENTAL MARKET · SEPTEMBER 2026

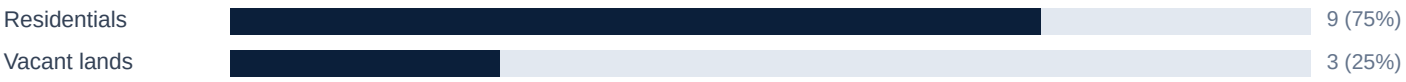
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$400	$388	6

Figures cover the entire 2644 postcode area, not Holbrook alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$423,500 -2%	$391,833 -23%	12 -8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Holbrook NSW 2644 in August–October 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 2% to $423,500, down from $430,000 in May–July 2026.
- Residentials accounted for 75% of sales (9 of 12), compared to 25% for vacant lands (3).
- Prices ranged widely — from $100,000 to $800,000, a spread of $700,000.
- The standout sale was 10 VINE ST at $800,000 on 21 Sep — 89% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 VINE ST	Residential	**$800,000**	21 Sep
41 VINE ST	Residential	**$475,000**	12 Oct
116 HALFORD DR	Vacant land	**$460,000**	14 Sep
43 VINE ST	Residential	**$450,000**	14 Sep
63 PEEL ST	Residential	**$440,000**	10 Aug
116 HALFORD DR	Vacant land	**$425,000**	14 Sep
56 YOUNG ST	Residential	**$423,500**	19 Oct
6 WALLACE ST	Vacant land	**$404,800**	11 Sep
16 WELTON ST	Residential	**$360,000**	12 Aug
5 CROFT ST	Residential	**$338,000**	25 Sep
57 BOWLER ST	Residential	**$140,000**	23 Oct

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.