

Lloyd NSW 2650

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 27 +25	MEDIAN PRICE \$320,000 -61%	AVERAGE PRICE \$431,111 -47%
HIGHEST SALE \$960,000	LOWEST SALE \$260,000	TOTAL VALUE \$9.41M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
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Figures cover the entire 2650 postcode area, not Lloyd alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$320,000 -61%	AVERAGE PRICE \$431,111 -47%	TOTAL SALES 27 +1250%
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PROPERTY TYPE BREAKDOWN

Vacant lands		18 (67%)
Residentials		9 (33%)

KEY MARKET INSIGHTS

- 27 properties settled in Lloyd NSW 2650 in September 2026 — 9 residential and 18 non-residential (commercial or land).
- The residential median sale price fell 61% to \$320,000, down from \$815,000 in August.
- Vacant lands accounted for 67% of sales (18 of 27), compared to 33% for residentials (9).
- Prices ranged widely — from \$260,000 to \$960,000, a spread of \$700,000.
- The standout sale was 7 GREENWAY ST at \$960,000 on 4 Sep — 200% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 GREENWAY ST	Residential	\$960,000	4 Sep
12 THANE CT	Residential	\$850,000	4 Sep
9 WHITLAM CRES	Vacant land	\$350,000	16 Sep
75 INDIGO DR	Residential	\$330,000	10 Sep
2 DORRINGTON ST	Vacant land	\$330,000	16 Sep
22 MACNAMARA CRES	Vacant land	\$330,000	16 Sep
8 WHITLAM CRES	Vacant land	\$330,000	16 Sep
16 WHITLAM CRES	Vacant land	\$330,000	16 Sep
18 WHITLAM CRES	Residential	\$330,000	16 Sep
4 WHITLAM CRES	Vacant land	\$330,000	16 Sep
6 WHITLAM CRES	Vacant land	\$330,000	16 Sep