SOLD NSW · PROPERTY MARKET REPORT

Lloyd NSW 2650

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
43 +15	$530,000 -36%	$567,563 -26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$960,000	$260,000	$17.51M

POSTCODE 2650 RENTAL MARKET · SEPTEMBER 2026

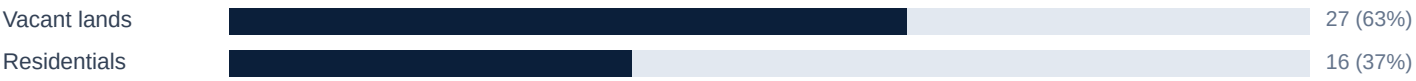
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$520	$521	207

Figures cover the entire 2650 postcode area, not Lloyd alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$530,000 -36%	$567,563 -26%	43 +54%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 43 properties settled in Lloyd NSW 2650 in August–October 2026 — 16 residential and 27 non-residential (commercial or land).
- The residential median sale price fell 36% to $530,000, down from $830,000 in May–July 2026.
- Vacant lands accounted for 63% of sales (27 of 43), compared to 37% for residentials (16).
- 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 — 81% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 GREENWAY ST	Residential	**$960,000**	4 Sep
9 BONNER ST	Residential	**$900,000**	4 Aug
12 THANE CT	Residential	**$850,000**	4 Sep
9 GOLDSTEIN CRES	Residential	**$840,000**	21 Sep
1 CALLISTER ST	Residential	**$840,000**	9 Oct
22 BENNELONG CRES	Residential	**$785,000**	19 Oct
1 BARRETT ST	Residential	**$776,000**	23 Oct
2/12 HOLLOWS CRES	Residential	**$730,000**	24 Aug
4 DORRINGTON ST	Vacant land	**$390,000**	24 Sep
68 INDIGO DR	Vacant land	**$365,000**	12 Oct
66 INDIGO DR	Vacant land	**$360,000**	12 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.