SOLD NSW · PROPERTY MARKET REPORT

Luddenham NSW 2745

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -6	$4,950,000 +85%	$7,368,889 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$45,000,000	$500,000	$111.32M

POSTCODE 2745 RENTAL MARKET · SEPTEMBER 2026

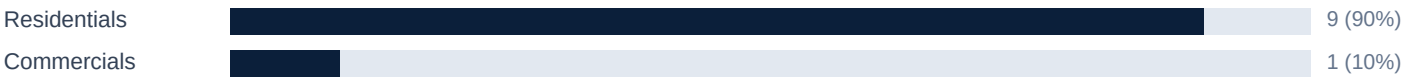
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$735	$747	50

Figures cover the entire 2745 postcode area, not Luddenham alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$4,950,000 +85%	$7,368,889 +7%	10 -37%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Luddenham NSW 2745 in June–August 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 85% to $4,950,000, up from $2,672,888 in March–May 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $500,000 to $45,000,000, a spread of $44,500,000.
- The standout sale was 2510 ELIZABETH DR at $45,000,000 on 5 Jun — 809% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2510 ELIZABETH DR	Commercial	**$45,000,000**	5 Jun
50 ADAMS RD	Residential	**$30,000,000**	29 Jul
200 WILLOWDENE AVE	Residential	**$11,150,000**	22 Jul
41 BLAXLAND AVE	Residential	**$6,625,000**	16 Jul
25 HALMSTAD BVD	Residential	**$5,250,000**	19 Aug
21 TWIN CREEKS DR	Residential	**$4,950,000**	24 Jun
2 PORTRUSH CRES	Residential	**$3,650,000**	18 Jun
7 TWIN CREEKS DR	Residential	**$2,195,000**	12 Aug
14 FARMINGDALE CT	Residential	**$2,000,000**	3 Jul
2143 ELIZABETH DR	Residential	**$500,000**	24 Jun

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · June–August 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.