SOLD NSW · PROPERTY MARKET REPORT

Macquarie fields NSW 2564

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
35 +1	$850,000 -6%	$956,571 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,800,000	$610,000	$33.48M

POSTCODE 2564 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$535	$553	31

Figures cover the entire 2564 postcode area, not Macquarie fields alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$850,000 -6%	$956,571 +1%	35 +3%

PROPERTY TYPE BREAKDOWN

Residentials — 35 (100%)

KEY MARKET INSIGHTS

- 35 properties settled in Macquarie fields NSW 2564 in August–October 2026.
- The median sale price fell 6% to $850,000, down from $900,000 in May–July 2026.
- All 35 recorded sales were residentials.
- Prices ranged widely — from $610,000 to $4,800,000, a spread of $4,190,000.
- The standout sale was 21 SAYWELL RD at $4,800,000 on 25 Sep — 465% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
21 SAYWELL RD	Residential	**$4,800,000**	25 Sep
15 CEDRIC ST	Residential	**$1,250,000**	26 Oct
6 FIRST AVE	Residential	**$1,080,000**	27 Aug
4 AMARANTHUS PL	Residential	**$1,066,000**	31 Aug
19 HYACINTH AVE	Residential	**$1,022,000**	14 Oct
38 B SAYWELL RD	Residential	**$1,020,000**	12 Oct
8 FIRST AVE	Residential	**$1,000,000**	4 Sep
73 WATTLE AVE	Residential	**$980,000**	1 Sep
47 MARY ST	Residential	**$975,000**	21 Aug
39 BLACKWOOD CRES	Residential	**$971,000**	17 Aug
6 ARUM PL	Residential	**$955,000**	25 Aug
58 ADRIAN ST	Residential	**$935,000**	14 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.