SOLD NSW · PROPERTY MARKET REPORT

Manilla NSW 2346

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -3	$380,000 -22%	$429,038 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$800,000	$120,000	$6.43M

POSTCODE 2346 RENTAL MARKET · SEPTEMBER 2026

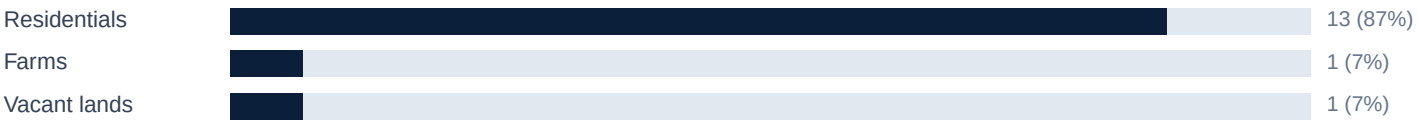
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$465	$465	2

Figures cover the entire 2346 postcode area, not Manilla alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$380,000 -22%	$429,038 -11%	15 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Manilla NSW 2346 in August–October 2026 — 13 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 22% to $380,000, down from $490,000 in May–July 2026.
- Residentials accounted for 87% of sales (13 of 15), compared to 7% for farms (1).
- Prices ranged widely — from $120,000 to $800,000, a spread of $680,000.
- The standout sale was 4344 MANILLA RD at $800,000 on 23 Sep — 111% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4344 MANILLA RD	Residential	**$800,000**	23 Sep
CROW MOUNTAIN RD	Farm	**$736,000**	10 Aug
18 BENNETTS LANE	Residential	**$695,000**	13 Aug
45 CARINYA AVE	Residential	**$515,000**	23 Oct
20 CHAPMAN ST	Residential	**$480,000**	27 Oct
98 ARTHUR ST	Residential	**$450,000**	23 Sep
33 ROWAN ST	Residential	**$430,000**	17 Aug
69 ARTHUR ST	Residential	**$380,000**	26 Aug
52 NAMOI ST	Residential	**$380,000**	1 Oct
24 STODDART ST	Residential	**$375,000**	10 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.