

Marsden park NSW 2765

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 -11	MEDIAN PRICE \$1,210,000 +3%	AVERAGE PRICE \$1,204,699 -22%
HIGHEST SALE \$1,935,000	LOWEST SALE \$500,000	TOTAL VALUE \$19.15M

POSTCODE 2765 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$808	OBSERVATIONS 218
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Figures cover the entire 2765 postcode area, not Marsden park alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,210,000 +3%	AVERAGE PRICE \$1,204,699 -22%	TOTAL SALES 16 -41%
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PROPERTY TYPE BREAKDOWN

Residentials		15 (94%)
Vacant lands		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Marsden park NSW 2765 in September 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 3% to \$1,210,000, up from \$1,177,500 in August.
- Residentials accounted for 94% of sales (15 of 16), compared to 6% for vacant lands (1).
- Prices ranged widely — from \$500,000 to \$1,935,000, a spread of \$1,435,000.
- The standout sale was 31 JOHN BLACK DR at \$1,935,000 on 16 Sep — 60% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
31 JOHN BLACK DR	Residential	\$1,935,000	16 Sep
21 BARRALLIER DR	Residential	\$1,725,000	4 Sep
15 BOLWARRA DR	Residential	\$1,500,000	16 Sep
34 JOHN BLACK DR	Residential	\$1,490,000	14 Sep
18 FLORIBUNDA PDE	Residential	\$1,440,000	7 Sep
9 COMMERFORD PL	Residential	\$1,385,000	2 Sep
13 COMMERFORD PL	Residential	\$1,385,000	4 Sep
17 PETTENGELL ST	Residential	\$1,210,000	3 Sep
29 WITCHINGHAM ST	Residential	\$1,117,500	10 Sep
5 FAWCETT ST	Vacant land	\$1,081,260	4 Sep
51 MEEHAN TCE	Residential	\$1,040,000	7 Sep