SOLD NSW · PROPERTY MARKET REPORT

Marsden park NSW 2765

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
30 -6	$1,204,000 0%	$1,137,365 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,900,000	$500,000	$33.29M

POSTCODE 2765 RENTAL MARKET · SEPTEMBER 2026

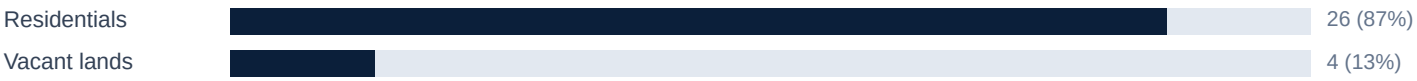
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$833	$845	246

Figures cover the entire 2765 postcode area, not Marsden park alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,204,000 0%	$1,137,365 -4%	30 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 30 properties settled in Marsden park NSW 2765 in October 2026 — 26 residential and 4 non-residential (commercial or land).
- The residential median sale price held steady at $1,204,000 — consistent with September 2026.
- Residentials accounted for 87% of sales (26 of 30), compared to 13% for vacant lands (4).
- Prices ranged widely — from $500,000 to $1,900,000, a spread of $1,400,000.
- The standout sale was 139 BARRALLIER DR at $1,900,000 on 7 Oct — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
139 BARRALLIER DR	Residential	**$1,900,000**	7 Oct
58 PENTECOST CRES	Residential	**$1,420,000**	29 Oct
12 PENTECOST CRES	Residential	**$1,395,000**	22 Oct
17 PENTECOST CRES	Residential	**$1,390,000**	6 Oct
20 BRASSICA ST	Residential	**$1,350,999**	7 Oct
12 ISDELL ST	Residential	**$1,296,000**	8 Oct
14 FARLOW PDE	Residential	**$1,277,000**	2 Oct
8 CRADDOCK ST	Residential	**$1,272,000**	16 Oct
26 CRAKE ST	Residential	**$1,230,000**	29 Oct
28 ELLISON ST	Residential	**$1,230,000**	23 Oct
15 JENNINGS ST	Residential	**$1,225,000**	7 Oct

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