SOLD NSW · PROPERTY MARKET REPORT

Marulan NSW 2579

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -6	$850,500 -3%	$1,755,600 +124%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$12,050,000	$330,000	$28.79M

POSTCODE 2579 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$601	9

Figures cover the entire 2579 postcode area, not Marulan alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$850,500 -3%	$1,755,600 +124%	21 -22%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Marulan NSW 2579 in August–October 2026 — 15 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 3% to $850,500, down from $880,000 in May–July 2026.
- Residentials accounted for 71% of sales (15 of 21), compared to 29% for vacant lands (6).
- Prices ranged widely — from $330,000 to $12,050,000, a spread of $11,720,000.
- The standout sale was BRAYTON RD at $12,050,000 on 13 Aug — 1317% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
BRAYTON RD	Residential	**$12,050,000**	13 Aug
117 MARULAN CREEK RD	Residential	**$3,900,000**	5 Aug
32 ELIZA POWER DR	Residential	**$1,017,500**	2 Oct
1/55 GEORGE ST	Residential	**$1,000,000**	9 Oct
10 WHITTAKER RD	Residential	**$925,000**	31 Aug
7 MORRIS PL	Residential	**$920,000**	24 Sep
18 MORRIS PL	Residential	**$870,000**	1 Oct
22 WHITTAKER RD	Residential	**$850,500**	14 Sep
24 ELIZA POWER DR	Residential	**$820,000**	15 Oct
16 WHITTAKER RD	Residential	**$800,000**	5 Aug
40 LATHAM ST	Residential	**$795,000**	14 Oct

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.