SOLD NSW · PROPERTY MARKET REPORT

Maryland NSW 2287

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 -3	$877,500 -7%	$871,746 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,405,000	$250,000	$22.67M

POSTCODE 2287 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$665	$611	118

Figures cover the entire 2287 postcode area, not Maryland alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$877,500 -7%	$871,746 -9%	26 -10%

PROPERTY TYPE BREAKDOWN

Residentials — 26 (100%)

KEY MARKET INSIGHTS

- 26 properties settled in Maryland NSW 2287 in August–October 2026.
- The median sale price fell 7% to $877,500, down from $940,000 in May–July 2026.
- All 26 recorded sales were residentials.
- Prices ranged widely — from $250,000 to $1,405,000, a spread of $1,155,000.
- The standout sale was 9 TOMAREE WAY at $1,405,000 on 10 Aug — 60% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 TOMAREE WAY	Residential	**$1,405,000**	10 Aug
2 ULAMBI CRES	Residential	**$1,135,000**	6 Aug
14 CALLAN AVE	Residential	**$1,020,000**	28 Sep
24 BERRICO AVE	Residential	**$920,000**	22 Oct
2 HAMPTON WAY	Residential	**$907,890**	26 Aug
52 SEATON ST	Residential	**$905,000**	11 Sep
239 MARYLAND DR	Residential	**$905,000**	21 Oct
47 ROSAMOND ST	Residential	**$900,000**	27 Aug
9 DELRAY CT	Residential	**$900,000**	22 Oct
50 SEATON ST	Residential	**$890,000**	12 Oct
9 BILBUNGRA WAY	Residential	**$885,000**	5 Aug
35 ALKOO CRES	Residential	**$880,000**	16 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.