SOLD NSW · PROPERTY MARKET REPORT

Matcham NSW 2250

February–April 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$2,935,000	$3,272,500

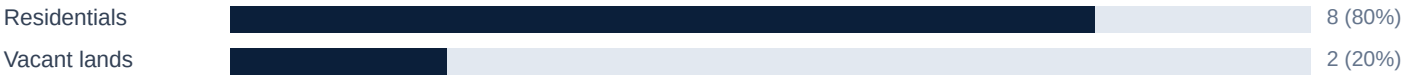
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,100,000	$1,335,000	$29.49M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not Matcham alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Matcham NSW 2250 in February–April 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $2,935,000.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $1,335,000 to $5,100,000, a spread of $3,765,000.
- The standout sale was 208 OAK RD at $5,100,000 on 21 Apr — 74% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
208 OAK RD	Residential	**$5,100,000**	21 Apr
206 OAK RD	Residential	**$5,100,000**	21 Apr
1/283 OAK RD	Residential	**$4,000,000**	27 Mar
388 OAK RD	Residential	**$3,350,000**	12 Feb
69 MATCHAM RD	Residential	**$2,520,000**	3 Mar
309 MATCHAM RD	Residential	**$2,450,000**	24 Apr
80 MATCHAM RD	Residential	**$2,325,000**	29 Apr
28 COACHWOOD RD	Vacant land	**$1,655,254**	13 Mar
138 COACHWOOD RD	Vacant land	**$1,655,000**	24 Apr
OAK RD	Residential	**$1,335,000**	2 Feb

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