

Mayfield east NSW 2304

March 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +9	MEDIAN PRICE \$1,201,000 +5%	AVERAGE PRICE \$1,276,111 +11%
HIGHEST SALE \$1,965,000	LOWEST SALE \$805,000	TOTAL VALUE \$13.93M

POSTCODE 2304 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$579	OBSERVATIONS 69
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Figures cover the entire 2304 postcode area, not Mayfield east alone. Rental period: August 2026.

COMPARED TO FEBRUARY 2026

MEDIAN PRICE \$1,201,000 +5%	AVERAGE PRICE \$1,276,111 +11%	TOTAL SALES 11 +450%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (82%)
Warehouses		1 (9%)
Commercials		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Mayfield east NSW 2304 in March 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 5% to \$1,201,000, up from \$1,145,776 in February.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for warehouses (1).
- Prices ranged widely — from \$805,000 to \$1,965,000, a spread of \$1,160,000.
- The standout sale was 2/58 MARGARET ST at \$1,965,000 on 5 Mar — 64% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/58 MARGARET ST	Residential	\$1,965,000	5 Mar
4 MOUNTER ST	Residential	\$1,660,000	5 Mar
15 MAITLAND RD	Warehouse	\$1,639,000	20 Mar
38 HOLT ST	Residential	\$1,330,000	3 Mar
11 ALBION ST	Residential	\$1,270,000	9 Mar
11 TARIN ST	Residential	\$1,201,000	5 Mar
58 GEORGE ST	Residential	\$1,125,500	30 Mar
43 OMARA ST	Residential	\$1,063,500	16 Mar
40 MARGARET ST	Residential	\$1,060,000	27 Mar
29 A CLARA ST	Residential	\$810,000	31 Mar