SOLD NSW · PROPERTY MARKET REPORT

Mayfield east NSW 2304

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$1,200,000 +27%	$1,202,818 +40%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,880,000	$695,000	$13.23M

POSTCODE 2304 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$600	58

Figures cover the entire 2304 postcode area, not Mayfield east alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,200,000 +27%	$1,202,818 +40%	11 +10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Mayfield east NSW 2304 in August–October 2026.
- The median sale price rose 27% to $1,200,000, up from $943,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $695,000 to $1,880,000, a spread of $1,185,000.
- The standout sale was 37 KITCHENER PDE at $1,880,000 on 16 Sep — 57% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
37 KITCHENER PDE	Residential	**$1,880,000**	16 Sep
30 MARGARET ST	Residential	**$1,680,000**	27 Oct
71 MARGARET ST	Residential	**$1,440,000**	17 Sep
34 B OMARA ST	Residential	**$1,385,000**	2 Oct
HOLT ST	Residential	**$1,250,000**	21 Aug
2/20 A KITCHENER PDE	Residential	**$1,200,000**	6 Oct
11 MOUNTER ST	Residential	**$1,160,000**	22 Sep
47 SMITH ST	Residential	**$980,000**	18 Sep
41 SMITH ST	Residential	**$850,000**	7 Sep
14 MOUNTER ST	Residential	**$711,000**	26 Oct
1/49 CREBERT ST	Residential	**$695,000**	6 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.