

Mayfield west NSW 2304

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +5	MEDIAN PRICE \$795,000 -5%	AVERAGE PRICE \$695,833 -14%
HIGHEST SALE \$6,930,000	LOWEST SALE \$172,700	TOTAL VALUE \$18.89M

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 west alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$795,000 -5%	AVERAGE PRICE \$695,833 -14%	TOTAL SALES 12 +71%
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PROPERTY TYPE BREAKDOWN

Residentials		6 (50%)
Warehouses		3 (25%)
Vacant lands		2 (17%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Mayfield west NSW 2304 in April 2026 — 6 residential and 6 non-residential (commercial or land).
- The residential median sale price fell 5% to \$795,000, down from \$837,500 in March.
- Residentials accounted for 50% of sales (6 of 12), compared to 25% for warehouses (3).
- Prices ranged widely — from \$172,700 to \$6,930,000, a spread of \$6,757,300.
- The standout sale was 28 CHANNEL RD at \$6,930,000 on 17 Apr — 772% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
28 CHANNEL RD	Vacant land	\$6,930,000	17 Apr
26 CHANNEL RD	Vacant land	\$6,930,000	17 Apr
49 GROONGAL ST	Residential	\$1,115,000	10 Apr
43 GROONGAL ST	Residential	\$1,030,000	1 Apr
1/16 GREGSON AVE	Residential	\$980,000	24 Apr
21/8 MURRAY DWYER CCT	Residential	\$610,000	24 Apr
27/8 SPIT ISLAND CL	Warehouse	\$236,500	14 Apr
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24/5 B MURRAY DWYER CCT	Residential	\$220,000	15 Apr