SOLD NSW · PROPERTY MARKET REPORT

Mayfield west NSW 2304

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -5	$962,950 -6%	$813,510 -58%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,900,000	$185,000	$20.50M

POSTCODE 2304 RENTAL MARKET · SEPTEMBER 2026

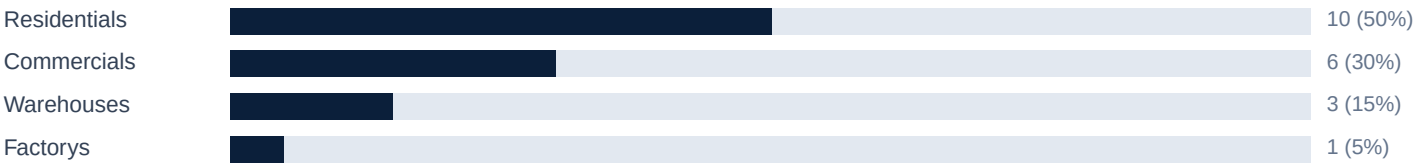
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$600	58

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$962,950 -6%	$813,510 -58%	20 -20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Mayfield west NSW 2304 in August–October 2026 — 10 residential and 10 non-residential (commercial or land).
- The residential median sale price fell 6% to $962,950, down from $1,020,000 in May–July 2026.
- Residentials accounted for 50% of sales (10 of 20), compared to 30% for commercials (6).
- Prices ranged widely — from $185,000 to $3,900,000, a spread of $3,715,000.
- The standout sale was 3/54 RIVERSIDE DR at $3,900,000 on 17 Aug — 305% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3/54 RIVERSIDE DR	Warehouse	**$3,900,000**	17 Aug
2/54 RIVERSIDE DR	Commercial	**$2,780,000**	29 Oct
9/6 COAL WASH DR	Commercial	**$1,320,000**	7 Oct
15 STEVENSON AVE	Residential	**$1,190,000**	19 Oct
21 THORNTON AVE	Residential	**$1,105,000**	25 Aug
17 STEVENSON AVE	Residential	**$1,100,000**	11 Sep
36 BURUDA ST	Residential	**$1,100,000**	23 Sep
36 GROONGAL ST	Residential	**$1,030,000**	29 Oct
8/12 CHANNEL RD	Commercial	**$1,025,000**	25 Aug

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.