SOLD NSW · PROPERTY MARKET REPORT

Mcgraths hill NSW 2756

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -6	$1,112,500 -8%	$1,129,200 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,400,000	$905,000	$11.29M

POSTCODE 2756 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$677	62

Figures cover the entire 2756 postcode area, not Mcgraths hill alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,112,500 -8%	$1,129,200 -2%	10 -37%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Mcgraths hill NSW 2756 in July–September 2026.
- The median sale price fell 8% to $1,112,500, down from $1,210,000 in April–June 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $905,000 to $1,400,000, a spread of $495,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
49 IVY AVE	Residential	**$1,400,000**	13 Jul
5 ERRINGHI PL	Residential	**$1,280,000**	9 Jul
5 REIBY PL	Residential	**$1,250,000**	2 Sep
53 ANDREW THOMPSON DR	Residential	**$1,160,000**	20 Jul
20 SCARVELL AVE	Residential	**$1,125,000**	18 Sep
10 BOOKS CRES	Residential	**$1,100,000**	3 Aug
39 MEARES RD	Residential	**$1,050,000**	28 Jul
1 MCDONALD PL	Residential	**$1,035,000**	27 Jul
15 SCARVELL AVE	Residential	**$987,000**	21 Jul
2/16 WINNIFRED RD	Residential	**$905,000**	6 Jul

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