

# Melonba NSW 2765

September 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

|                             |                                   |                                     |
|-----------------------------|-----------------------------------|-------------------------------------|
| TOTAL SALES<br>13<br>-13    | MEDIAN PRICE<br>\$1,305,000<br>0% | AVERAGE PRICE<br>\$1,263,000<br>+1% |
| HIGHEST SALE<br>\$1,525,000 | LOWEST SALE<br>\$600,000          | TOTAL VALUE<br>\$15.20M             |

POSTCODE 2765 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$830 | AVERAGE WEEKLY RENT<br>\$808 | OBSERVATIONS<br>218 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2765 postcode area, not Melonba alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

|                                   |                                     |                           |
|-----------------------------------|-------------------------------------|---------------------------|
| MEDIAN PRICE<br>\$1,305,000<br>0% | AVERAGE PRICE<br>\$1,263,000<br>+1% | TOTAL SALES<br>13<br>-50% |
|-----------------------------------|-------------------------------------|---------------------------|

PROPERTY TYPE BREAKDOWN

|              |  |          |
|--------------|--|----------|
| Residentials |  | 10 (77%) |
| Vacant lands |  | 3 (23%)  |

KEY MARKET INSIGHTS

- 13 properties settled in Melonba NSW 2765 in September 2026 — 10 residential and 3 non-residential (commercial or land).
- The residential median sale price held steady at \$1,305,000 — consistent with August.
- Residentials accounted for 77% of sales (10 of 13), compared to 23% for vacant lands (3).
- Prices ranged widely — from \$600,000 to \$1,525,000, a spread of \$925,000.

SALES RECORDED THIS MONTH

| ADDRESS           | TYPE        | SOLD PRICE  | DATE   |
|-------------------|-------------|-------------|--------|
| 17 BRUSHCHERRY ST | Residential | \$1,525,000 | 10 Sep |
| 7 SPIKERUSH ST    | Residential | \$1,450,000 | 16 Sep |
| 16 CALEDONIA CRES | Residential | \$1,375,000 | 3 Sep  |
| 12 PLANTHOPPER ST | Residential | \$1,330,000 | 11 Sep |
| 11 WIRRAH ST      | Residential | \$1,320,000 | 3 Sep  |
| 59 HYSSOP CRES    | Residential | \$1,290,000 | 9 Sep  |
| 10 WIRRAH ST      | Residential | \$1,280,000 | 14 Sep |
| 3 OPAH ST         | Residential | \$1,270,000 | 11 Sep |
| 48 TREEFERN ST    | Residential | \$1,190,000 | 9 Sep  |
| 38 CONKERBERRY ST | Vacant land | \$1,000,000 | 1 Sep  |
| 57 BRUSHCHERRY ST | Vacant land | \$835,000   | 3 Sep  |
| 37 HYSSOP CRES    | Vacant land | \$735,000   | 1 Sep  |
| 27 WERRIBEE ST    | Residential | \$600,000   | 3 Sep  |