SOLD NSW · PROPERTY MARKET REPORT

Melonba NSW 2765

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -4	$1,162,500 -12%	$1,182,375 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,680,000	$650,000	$19.57M

POSTCODE 2765 RENTAL MARKET · SEPTEMBER 2026

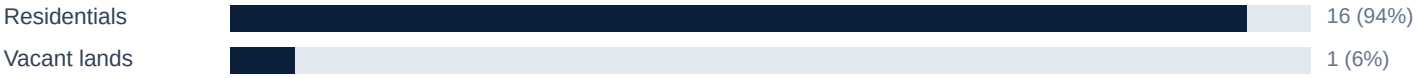
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$833	$845	246

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,162,500 -12%	$1,182,375 -8%	17 -19%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Melonba NSW 2765 in October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to $1,162,500, down from $1,320,000 in September 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for vacant lands (1).
- Prices ranged widely — from $650,000 to $1,680,000, a spread of $1,030,000.
- The standout sale was 245 ABELL RD at $1,680,000 on 16 Oct — 45% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
245 ABELL RD	Residential	**$1,680,000**	16 Oct
42 GARGANEY PDE	Residential	**$1,675,000**	6 Oct
27 BRUSHCHERRY ST	Residential	**$1,478,000**	16 Oct
35 JACKWOOD CRES	Residential	**$1,385,000**	16 Oct
7 WOODRUFF ST	Residential	**$1,300,000**	28 Oct
28 SPIKERUSH ST	Residential	**$1,250,000**	2 Oct
16 AGLAND AVE	Residential	**$1,180,000**	15 Oct
5 WOYLIE ST	Residential	**$1,165,000**	7 Oct
41 PEPPERBERRY PDE	Residential	**$1,160,000**	20 Oct
1 PEPPERBERRY PDE	Residential	**$1,145,000**	9 Oct
46 OPAH ST	Residential	**$1,070,000**	2 Oct

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