SOLD NSW · PROPERTY MARKET REPORT

Menangle NSW 2568

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11	$1,445,000	$1,426,875

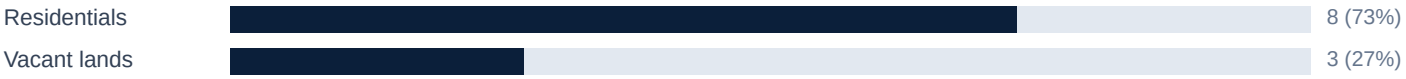
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,720,000	$615,000	$13.72M

POSTCODE 2568 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$845	$818	4

Figures cover the entire 2568 postcode area, not Menangle alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Menangle NSW 2568 in April–June 2026 — 8 residential and 3 non-residential (commercial or land).
- The residential median sale price for the period was $1,445,000.
- Residentials accounted for 73% of sales (8 of 11), compared to 27% for vacant lands (3).
- Prices ranged widely — from $615,000 to $1,720,000, a spread of $1,105,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 ST JAMES AVE	Residential	**$1,720,000**	24 Apr
10 RIVERSFORD CL	Residential	**$1,615,000**	15 Apr
9 CENTRAL CREAMERY AVE	Residential	**$1,450,000**	24 Apr
10 VINEYARD LANE	Residential	**$1,450,000**	17 Apr
33 DAIRY CRES	Residential	**$1,440,000**	23 Apr
3 BEESTON ST	Residential	**$1,440,000**	10 Apr
19 BERRY AVE	Residential	**$1,420,000**	1 Jun
15 ENGELMAN CRES	Vacant land	**$1,000,000**	11 May
98 MENANGLE RD	Residential	**$880,000**	18 May
2 SLEEPY HOLLOW DR	Vacant land	**$690,000**	29 Jun
28 CATTLE PASTURES DR	Vacant land	**$615,000**	30 Jun

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