

Metford NSW 2323

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +7	MEDIAN PRICE \$792,500 -6%	AVERAGE PRICE \$764,208 -10%
HIGHEST SALE \$1,200,000	LOWEST SALE \$120,000	TOTAL VALUE \$9.17M

POSTCODE 2323 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$614	OBSERVATIONS 65
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Figures cover the entire 2323 postcode area, not Metford alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$792,500 -6%	AVERAGE PRICE \$764,208 -10%	TOTAL SALES 12 +140%
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PROPERTY TYPE BREAKDOWN

Residential	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Metford NSW 2323 in June 2026.
- The median sale price fell 6% to \$792,500, down from \$840,000 in May.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$120,000 to \$1,200,000, a spread of \$1,080,000.
- The standout sale was 2/12 LOBELIA CL at \$1,200,000 on 9 Jun — 51% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/12 LOBELIA CL	Residential	\$1,200,000	9 Jun
3/12 LOBELIA CL	Residential	\$1,200,000	9 Jun
4/12 LOBELIA CL	Residential	\$1,200,000	9 Jun
8 LUPIN CL	Residential	\$908,500	5 Jun
12 CASUARINA CRES	Residential	\$825,000	19 Jun
5 NATHAN CL	Residential	\$800,000	26 Jun
44 NOLAN CRES	Residential	\$785,000	12 Jun
3 TOONA PL	Residential	\$740,000	1 Jun
2 WATERS WAY	Residential	\$712,000	18 Jun
1/12 LOBELIA CL	Residential	\$400,000	9 Jun
2/78 CHELMSFORD DR	Residential	\$280,000	4 Jun
24 YEOMAN AVE	Residential	\$120,000	11 Jun