SOLD NSW · PROPERTY MARKET REPORT

Metford NSW 2323

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
24 +2	$807,000 -2%	$824,522 +4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,640,000	$725,000	$21.60M

POSTCODE 2323 RENTAL MARKET · SEPTEMBER 2026

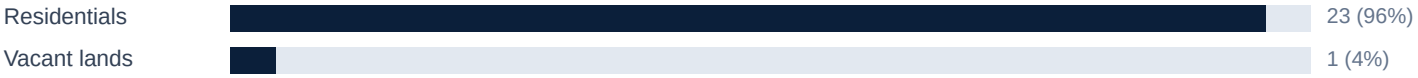
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$615	$618	82

Figures cover the entire 2323 postcode area, not Metford alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$807,000 -2%	$824,522 +4%	24 +9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 24 properties settled in Metford NSW 2323 in August–October 2026 — 23 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 2% to $807,000, down from $825,000 in May–July 2026.
- Residentials accounted for 96% of sales (23 of 24), compared to 4% for vacant lands (1).
- Prices ranged widely — from $725,000 to $2,640,000, a spread of $1,915,000.
- The standout sale was 60 METFORD RD at $2,640,000 on 20 Aug — 227% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
60 METFORD RD	Vacant land	**$2,640,000**	20 Aug
26 STONEHAVEN DR	Residential	**$1,090,000**	22 Sep
1 OLSEN ST	Residential	**$950,000**	18 Sep
24 DRYSDALE CRES	Residential	**$930,000**	17 Sep
4 STRUTT CRES	Residential	**$917,000**	17 Sep
15 STRUTT CRES	Residential	**$883,500**	16 Oct
19 CONDER CRES	Residential	**$850,000**	25 Sep
46 MELALEUCA DR	Residential	**$845,000**	14 Sep
53 STREETON DR	Residential	**$830,000**	20 Aug
9 O'DONNELL CRES	Residential	**$815,000**	26 Aug
15 STONEHAVEN DR	Residential	**$812,000**	1 Oct

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