SOLD NSW · PROPERTY MARKET REPORT

Millfield NSW 2325

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,400,000 +37%	$1,266,667 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,800,000	$460,888	$9.57M

POSTCODE 2325 RENTAL MARKET · SEPTEMBER 2026

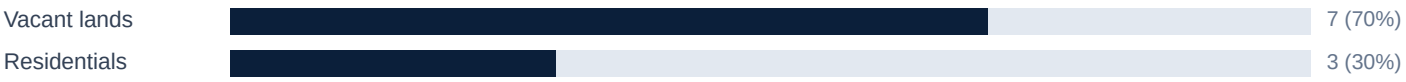
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$588	108

Figures cover the entire 2325 postcode area, not Millfield alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,400,000 +37%	$1,266,667 +1%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Millfield NSW 2325 in August–October 2026 — 3 residential and 7 non-residential (commercial or land).
- The residential median sale price rose 37% to $1,400,000, up from $1,022,500 in May–July 2026.
- Vacant lands accounted for 70% of sales (7 of 10), compared to 30% for residentials (3).
- Prices ranged widely — from $460,888 to $2,800,000, a spread of $2,339,112.
- The standout sale was CONGEWAI AVE at $2,800,000 on 19 Oct — 100% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
CONGEWAI AVE	Vacant land	**$2,800,000**	19 Oct
1411 WOLLOMBI RD	Residential	**$1,700,000**	17 Sep
127 MOUNT BAKER RD	Residential	**$1,400,000**	20 Oct
35 WOLLOMBI RD	Residential	**$700,000**	28 Sep
1 SWIFT PARROT ST	Vacant land	**$598,888**	7 Aug
20 SWIFT PARROT ST	Vacant land	**$500,000**	26 Oct
26 SWIFT PARROT ST	Vacant land	**$488,888**	14 Aug
7 SWIFT PARROT ST	Vacant land	**$460,888**	24 Aug
40 SWIFT PARROT ST	Vacant land	**$460,888**	11 Sep
9 SWIFT PARROT ST	Vacant land	**$460,888**	30 Sep

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.