SOLD NSW · PROPERTY MARKET REPORT

Milton NSW 2538

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -7	$1,420,000 +43%	$1,410,000 +34%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,000,000	$375,000	$20.56M

POSTCODE 2538 RENTAL MARKET · SEPTEMBER 2026

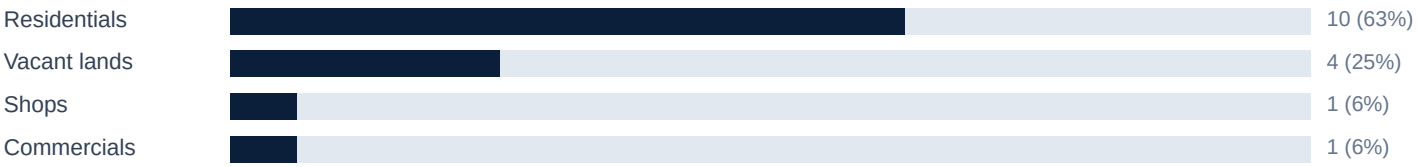
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$710	1

Figures cover the entire 2538 postcode area, not Milton alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,420,000 +43%	$1,410,000 +34%	16 -30%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Milton NSW 2538 in August–October 2026 — 10 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 43% to $1,420,000, up from $995,000 in May–July 2026.
- Residentials accounted for 63% of sales (10 of 16), compared to 25% for vacant lands (4).
- Prices ranged widely — from $375,000 to $4,000,000, a spread of $3,625,000.
- The standout sale was 82 PRINCES HWY at $4,000,000 on 21 Oct — 182% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
82 PRINCES HWY	Commercial	**$4,000,000**	21 Oct
67 WINDWARD WAY	Residential	**$2,375,000**	29 Oct
14 A VALLEY VIEW CL	Residential	**$1,875,000**	14 Aug
3 D VALLEY VIEW CL	Residential	**$1,800,000**	11 Aug
10 EYRIE BOWRIE DR	Residential	**$1,560,000**	20 Oct
22 CORKS LANE	Residential	**$1,500,000**	19 Oct
51 PRINCES HWY	Residential	**$1,340,000**	16 Oct
24 MELVILLE PL	Residential	**$1,150,000**	7 Oct
60 GORDON ST	Residential	**$960,000**	4 Aug

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.