

Minchinbury NSW 2770

December 2025 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +14	MEDIAN PRICE \$893,750 -34%	AVERAGE PRICE \$1,221,679 -10%
HIGHEST SALE \$2,300,000	LOWEST SALE \$750,000	TOTAL VALUE \$15.33M

POSTCODE 2770 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$550	AVERAGE WEEKLY RENT \$641	OBSERVATIONS 107
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Figures cover the entire 2770 postcode area, not Minchinbury alone. Rental period: August 2026.

COMPARED TO NOVEMBER 2025

MEDIAN PRICE \$893,750 -34%	AVERAGE PRICE \$1,221,679 -10%	TOTAL SALES 15 +1400%
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PROPERTY TYPE BREAKDOWN

Residentials		7 (47%)
Commercials		6 (40%)
Warehouses		1 (7%)
Factorys		1 (7%)

KEY MARKET INSIGHTS

- 15 properties settled in Minchinbury NSW 2770 in December 2025 — 7 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 34% to \$893,750, down from \$1,355,000 in November.
- Residentials accounted for 47% of sales (7 of 15), compared to 40% for commercials (6).
- Prices ranged widely — from \$750,000 to \$2,300,000, a spread of \$1,550,000.
- The standout sale was 34/40 STERLING RD at \$2,300,000 on 23 Dec — 157% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34/40 STERLING RD	Residential	\$2,300,000	23 Dec
28/24 STERLING RD	Residential	\$2,046,000	22 Dec
9/24 STERLING RD	Factory	\$913,000	22 Dec
24/24 STERLING RD	Residential	\$902,000	15 Dec
21/24 STERLING RD	Residential	\$893,750	15 Dec
23/24 STERLING RD	Commercial	\$888,459	15 Dec
15/24 STERLING RD	Commercial	\$869,000	15 Dec
10/24 STERLING RD	Warehouse	\$832,000	18 Dec
2/24 STERLING RD	Commercial	\$830,500	19 Dec