SOLD NSW · PROPERTY MARKET REPORT

Minchinbury NSW 2770

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 +2	$1,125,000 -4%	$1,082,909 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$12,750,000	$500,000	$33.91M

POSTCODE 2770 RENTAL MARKET · SEPTEMBER 2026

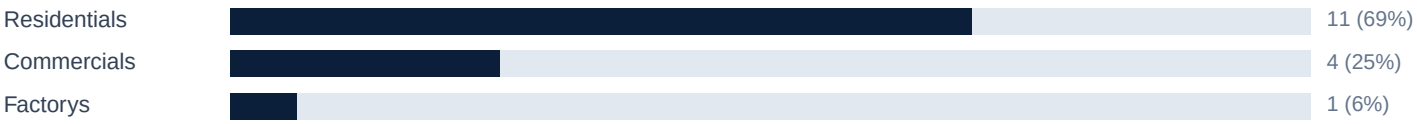
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$574	133

Figures cover the entire 2770 postcode area, not Minchinbury alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,125,000 -4%	$1,082,909 -5%	16 +14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Minchinbury NSW 2770 in August–October 2026 — 11 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 4% to $1,125,000, down from $1,175,000 in May–July 2026.
- Residentials accounted for 69% of sales (11 of 16), compared to 25% for commercials (4).
- Prices ranged widely — from $500,000 to $12,750,000, a spread of $12,250,000.
- The standout sale was 20 STERLING RD at $12,750,000 on 2 Oct — 1033% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
20 STERLING RD	Factory	**$12,750,000**	2 Oct
22/40 STERLING RD	Commercial	**$5,508,800**	22 Sep
27/24 STERLING RD	Commercial	**$1,810,000**	27 Aug
27 MCFARLANE DR	Residential	**$1,455,000**	17 Aug
34 EVERITT CRES	Residential	**$1,370,000**	13 Oct
5 VINTAGE PL	Residential	**$1,265,000**	11 Sep
35 BOUCHET CRES	Residential	**$1,240,000**	29 Sep
4 EBER PL	Residential	**$1,230,000**	7 Sep
75 ESKDALE ST	Residential	**$1,125,000**	4 Sep
8 ESKDALE ST	Residential	**$1,100,000**	29 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.