

Minto NSW 2566

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +1	MEDIAN PRICE \$870,000 -6%	AVERAGE PRICE \$898,654 -8%
HIGHEST SALE \$1,360,000	LOWEST SALE \$365,000	TOTAL VALUE \$11.68M

POSTCODE 2566 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$625	AVERAGE WEEKLY RENT \$647	OBSERVATIONS 50
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Figures cover the entire 2566 postcode area, not Minto alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$870,000 -6%	AVERAGE PRICE \$898,654 -8%	TOTAL SALES 13 +8%
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PROPERTY TYPE BREAKDOWN

Residential	13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Minto NSW 2566 in August 2026.
- The median sale price fell 6% to \$870,000, down from \$923,000 in July.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$365,000 to \$1,360,000, a spread of \$995,000.
- The standout sale was 23 BAW BAW AVE at \$1,360,000 on 28 Aug — 56% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 BAW BAW AVE	Residential	\$1,360,000	28 Aug
18 SNOWY AVE	Residential	\$1,150,000	3 Aug
51 CATHEDRAL AVE	Residential	\$1,100,000	11 Aug
1/17 GUERNSEY AVE	Residential	\$1,085,000	4 Aug
14 RIDER PL	Residential	\$995,000	13 Aug
11 PORTER ST	Residential	\$950,000	25 Aug
16/14 BENHAM RD	Residential	\$870,000	4 Aug
2/25 PORTER ST	Residential	\$865,000	31 Aug
11/10 MONTORE RD	Residential	\$790,000	11 Aug
7/7 HANLON CL	Residential	\$755,000	21 Aug
3/89 MINTO RD	Residential	\$737,500	20 Aug
7/4 WELCH PL	Residential	\$660,000	12 Aug