SOLD NSW · PROPERTY MARKET REPORT

Minto NSW 2566

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
33 -2	$956,300 0%	$943,303 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,650,000	$365,000	$37.81M

POSTCODE 2566 RENTAL MARKET · SEPTEMBER 2026

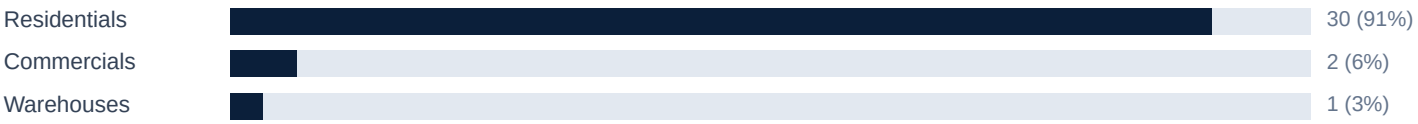
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$580	56

Figures cover the entire 2566 postcode area, not Minto alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$956,300 0%	$943,303 -15%	33 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 33 properties settled in Minto NSW 2566 in August–October 2026 — 30 residential and 3 non-residential (commercial or land).
- The residential median sale price held steady at $956,300 — consistent with May–July 2026.
- Residentials accounted for 91% of sales (30 of 33), compared to 6% for commercials (2).
- Prices ranged widely — from $365,000 to $7,650,000, a spread of $7,285,000.
- The standout sale was 8 CARY GR at $7,650,000 on 9 Oct — 700% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 CARY GR	Commercial	**$7,650,000**	9 Oct
3 GUERNSEY AVE	Residential	**$1,555,000**	2 Sep
23 BAW BAW AVE	Residential	**$1,360,000**	28 Aug
78 A FENTON CRES	Residential	**$1,300,000**	26 Oct
18 SNOWY AVE	Residential	**$1,150,000**	3 Aug
9 CULLEN PL	Residential	**$1,105,000**	4 Sep
51 CATHEDRAL AVE	Residential	**$1,100,000**	11 Aug
64 GAWLER AVE	Residential	**$1,100,000**	2 Oct
5 TATE PL	Residential	**$1,090,000**	4 Sep
1/17 GUERNSEY AVE	Residential	**$1,085,000**	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.