

Mount austin NSW 2650

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +3	MEDIAN PRICE \$517,000 -14%	AVERAGE PRICE \$527,650 -10%
HIGHEST SALE \$790,000	LOWEST SALE \$205,000	TOTAL VALUE \$5.28M

POSTCODE 2650 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$520	AVERAGE WEEKLY RENT \$533	OBSERVATIONS 208
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Figures cover the entire 2650 postcode area, not Mount austin alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$517,000 -14%	AVERAGE PRICE \$527,650 -10%	TOTAL SALES 10 +43%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Mount austin NSW 2650 in August 2026.
- The median sale price fell 14% to \$517,000, down from \$600,000 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$205,000 to \$790,000, a spread of \$585,000.
- The standout sale was 78 MIMOSA DR at \$790,000 on 19 Aug — 53% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
78 MIMOSA DR	Residential	\$790,000	19 Aug
56 JACK AVE	Residential	\$746,500	14 Aug
188 BOURKE ST	Residential	\$630,000	20 Aug
17 GILMORE AVE	Residential	\$551,000	18 Aug
38 GILMORE AVE	Residential	\$529,000	28 Aug
3/22 DOVE ST	Residential	\$505,000	20 Aug
88 FERNLEIGH RD	Residential	\$485,000	21 Aug
7/54 ADJIN ST	Residential	\$445,000	28 Aug
110 FERNLEIGH RD	Residential	\$390,000	4 Aug
2 MONASH CRES	Residential	\$205,000	26 Aug