SOLD NSW · PROPERTY MARKET REPORT

Murrurundi NSW 2338

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -1	$492,500 +1%	$524,000 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,200,000	$135,000	$4.56M

POSTCODE 2338 RENTAL MARKET · SEPTEMBER 2026

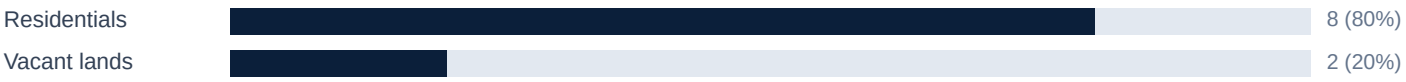
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$450	$450	1

Figures cover the entire 2338 postcode area, not Murrurundi alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$492,500 +1%	$524,000 -8%	10 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Murrurundi NSW 2338 in August–October 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 1% to $492,500, up from $486,250 in May–July 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $135,000 to $1,200,000, a spread of $1,065,000.
- The standout sale was 1 LILY ST at $1,200,000 on 1 Sep — 144% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 LILY ST	Residential	**$1,200,000**	1 Sep
19 ROSELLA ST	Residential	**$697,000**	14 Oct
140 LITTLE ST	Residential	**$510,000**	17 Aug
1/71 WILSON ROW	Residential	**$495,000**	4 Aug
93 TIMOR LANE	Residential	**$490,000**	20 Oct
110 HAYDON ST	Residential	**$430,000**	15 Oct
86 BOYD ST	Residential	**$235,000**	26 Aug
5 ROSELLA ST	Vacant land	**$185,000**	2 Sep
213 MAYNE ST	Vacant land	**$180,000**	9 Oct
87 TIMOR LANE	Residential	**$135,000**	4 Sep

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.