

Muswellbrook NSW 2333

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 20 -10	MEDIAN PRICE \$610,000 -3%	AVERAGE PRICE \$588,632 -10%
HIGHEST SALE \$755,000	LOWEST SALE \$352,000	TOTAL VALUE \$11.87M

POSTCODE 2333 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$540	AVERAGE WEEKLY RENT \$682	OBSERVATIONS 39
-----------------------------	------------------------------	--------------------

Figures cover the entire 2333 postcode area, not Muswellbrook alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$610,000 -3%	AVERAGE PRICE \$588,632 -10%	TOTAL SALES 20 -33%
----------------------------------	------------------------------------	---------------------------

PROPERTY TYPE BREAKDOWN

Residential		19 (95%)
Commercials		1 (5%)

KEY MARKET INSIGHTS

- 20 properties settled in Muswellbrook NSW 2333 in September 2026 — 19 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 3% to \$610,000, down from \$630,000 in August.
- Residential accounted for 95% of sales (19 of 20), compared to 5% for commercials (1).
- Prices ranged widely — from \$352,000 to \$755,000, a spread of \$403,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
29 TOWARRI ST	Residential	\$755,000	2 Sep
9 WANARUAH CCT	Residential	\$720,000	7 Sep
13 LONHRO PL	Residential	\$720,000	16 Sep
11 HUMPHRIES ST	Residential	\$710,000	10 Sep
4 EUCALYPT AVE	Residential	\$700,000	7 Sep
25 BLOODWOOD RD	Residential	\$691,000	10 Sep
6 INDUSTRIAL CL	Commercial	\$690,000	15 Sep
16 BIMBADEEN DR	Residential	\$680,500	10 Sep
40 HENRY DANGAR DR	Residential	\$680,000	7 Sep
11 ACACIA DR	Residential	\$638,000	7 Sep
1/18 CHIVERS CCT	Residential	\$610,000	10 Sep
3 PATERSON PL	Residential	\$570,000	1 Sep
10 DANGAR PL	Residential	\$560,000	4 Sep