SOLD NSW · PROPERTY MARKET REPORT

Muswellbrook NSW 2333

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -12	$621,750 +10%	$590,725 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,750,000	$155,000	$15.32M

POSTCODE 2333 RENTAL MARKET · SEPTEMBER 2026

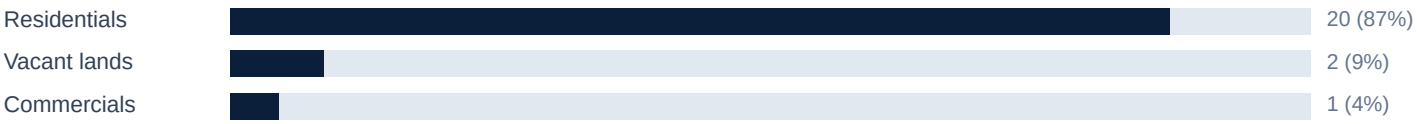
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$583	56

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$621,750 +10%	$590,725 +2%	23 -34%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Muswellbrook NSW 2333 in October 2026 — 20 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 10% to $621,750, up from $565,000 in September 2026.
- Residentials accounted for 87% of sales (20 of 23), compared to 9% for vacant lands (2).
- Prices ranged widely — from $155,000 to $2,750,000, a spread of $2,595,000.
- The standout sale was 42 SYDNEY ST at $2,750,000 on 7 Oct — 342% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
42 SYDNEY ST	Commercial	**$2,750,000**	7 Oct
57 THOMPSON ST	Residential	**$815,000**	2 Oct
3 FINNEGAN CRES	Residential	**$760,000**	8 Oct
13 KAMILAROI ST	Residential	**$748,000**	6 Oct
27 CABERNET ST	Residential	**$740,000**	29 Oct
37 ACACIA DR	Residential	**$720,000**	23 Oct
24 DIXON CCT	Residential	**$718,000**	1 Oct
1/38 CHIVERS CCT	Residential	**$700,000**	6 Oct
21 LOU FISHER PL	Residential	**$700,000**	20 Oct
44 QUEEN ST	Residential	**$675,000**	26 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.