SOLD NSW · PROPERTY MARKET REPORT

Narrabri NSW 2390

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 (+2)	$470,000 (-22%)	$485,846 (-23%)

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$790,000	$180,000	$6.65M

POSTCODE 2390 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$485	$479	18

Figures cover the entire 2390 postcode area, not Narrabri alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$470,000 (-22%)	$485,846 (-23%)	14 (+17%)

PROPERTY TYPE BREAKDOWN

Residentials	13 (93%)
Vacant lands	1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Narrabri NSW 2390 in August 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 22% to $470,000, down from $600,000 in July.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for vacant lands (1).
- Prices ranged widely — from $180,000 to $790,000, a spread of $610,000.
- The standout sale was 139 STAFFORD DR at $790,000 on 13 Aug — 68% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
139 STAFFORD DR	Residential	**$790,000**	13 Aug
55 GIBBONS ST	Residential	**$655,000**	19 Aug
97 BARWAN ST	Residential	**$650,000**	14 Aug
26 BOUNDARY ST	Residential	**$620,000**	4 Aug
40 DALE ST	Residential	**$580,000**	14 Aug
18 FITZROY ST	Residential	**$570,000**	10 Aug
1 HALEY AVE	Residential	**$470,000**	7 Aug
1 LANTANA AVE	Residential	**$395,000**	5 Aug
7 BLANCHE PEADON DR	Residential	**$395,000**	14 Aug
106 BARWAN ST	Residential	**$381,000**	21 Aug
109 MCKENZIE ST	Vacant land	**$330,000**	31 Aug