SOLD NSW · PROPERTY MARKET REPORT

Old bar NSW 2430

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$627,500 -19%	$728,450 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$380,000	$7.76M

POSTCODE 2430 RENTAL MARKET · SEPTEMBER 2026

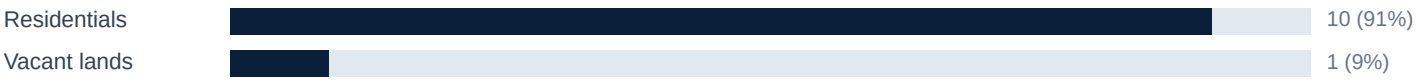
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$460	$464	131

Figures cover the entire 2430 postcode area, not Old bar alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$627,500 -19%	$728,450 +2%	11 +10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Old bar NSW 2430 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 19% to $627,500, down from $775,000 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $380,000 to $1,800,000, a spread of $1,420,000.
- The standout sale was 139 METZ RD at $1,800,000 on 29 Oct — 187% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
139 METZ RD	Residential	**$1,800,000**	29 Oct
12 CARRABEEN DR	Residential	**$832,000**	29 Oct
17 IVY CRES	Residential	**$805,000**	9 Oct
79 OLD BAR RD	Residential	**$735,000**	9 Oct
2/6 IVY CRES	Residential	**$630,000**	13 Oct
2/20 CORONATION ST	Residential	**$625,000**	26 Oct
19 GEORGE ST	Residential	**$580,000**	9 Oct
7 LITTLE TERN ST	Vacant land	**$479,990**	9 Oct
2/34 OLD BAR RD	Residential	**$465,000**	28 Oct
7 LITTLE TERN ST	Residential	**$432,500**	9 Oct
34 MEDOWIE RD	Residential	**$380,000**	28 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.