

Pokolbin NSW 2320

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -3	MEDIAN PRICE \$369,500 +27%	AVERAGE PRICE \$814,888 +127%
HIGHEST SALE \$8,932,000	LOWEST SALE \$80,000	TOTAL VALUE \$15.64M

POSTCODE 2320 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$615	AVERAGE WEEKLY RENT \$624	OBSERVATIONS 120
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Figures cover the entire 2320 postcode area, not Pokolbin alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$369,500 +27%	AVERAGE PRICE \$814,888 +127%	TOTAL SALES 10 -23%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (80%)
Vacant lands		2 (20%)

KEY MARKET INSIGHTS

- 10 properties settled in Pokolbin NSW 2320 in April 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 27% to \$369,500, up from \$292,000 in March.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from \$80,000 to \$8,932,000, a spread of \$8,852,000.
- The standout sale was 22 PALMERS LANE at \$8,932,000 on 22 Apr — 2317% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 PALMERS LANE	Vacant land	\$8,932,000	22 Apr
4 MAPLE DR	Residential	\$2,300,000	10 Apr
20 FIG TREE CRES	Residential	\$1,770,000	30 Apr
18 OLD NORTH RD	Residential	\$1,150,100	15 Apr
715/15 THOMPSONS RD	Residential	\$440,000	8 Apr
26/165 THOMPSONS RD	Residential	\$299,000	10 Apr
41/165 THOMPSONS RD	Residential	\$280,000	17 Apr
5/165 THOMPSONS RD	Residential	\$200,000	17 Apr
10 HORIZON LANE	Vacant land	\$192,000	20 Apr
95 BENTWOOD DR	Residential	\$80,000	9 Apr