SOLD NSW · PROPERTY MARKET REPORT

Pokolbin NSW 2320

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -3	$410,000 0%	$801,700 -51%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,850,000	$180,000	$9.22M

POSTCODE 2320 RENTAL MARKET · SEPTEMBER 2026

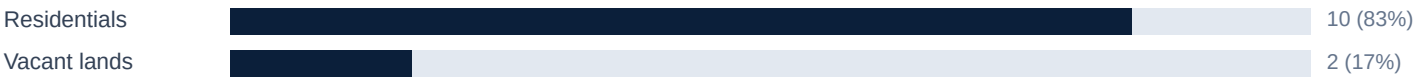
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$602	130

Figures cover the entire 2320 postcode area, not Pokolbin alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$410,000 0%	$801,700 -51%	12 -20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Pokolbin NSW 2320 in August–October 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price held steady at $410,000 — consistent with May–July 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 17% for vacant lands (2).
- Prices ranged widely — from $180,000 to $3,850,000, a spread of $3,670,000.
- The standout sale was 456 HERMITAGE RD at $3,850,000 on 6 Aug — 839% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
456 HERMITAGE RD	Residential	**$3,850,000**	6 Aug
7 FIG TREE CRES	Residential	**$1,335,000**	3 Aug
30 KURRAJONG WAY	Vacant land	**$1,000,000**	19 Aug
743/15 THOMPSONS RD	Residential	**$535,000**	3 Aug
506/15 THOMPSONS RD	Residential	**$465,000**	7 Sep
527/15 THOMPSONS RD	Residential	**$465,000**	22 Sep
757/15 THOMPSONS RD	Residential	**$355,000**	25 Sep
717/15 THOMPSONS RD	Residential	**$320,000**	4 Sep
5/485 MCDONALDS RD	Residential	**$257,000**	31 Aug
1/485 MCDONALDS RD	Residential	**$255,000**	15 Oct
86 BENTWOOD DR	Vacant land	**$200,000**	8 Oct

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