

Raby NSW 2566

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +7	MEDIAN PRICE \$1,031,000 -19%	AVERAGE PRICE \$1,246,682 +3%
HIGHEST SALE \$2,650,000	LOWEST SALE \$632,000	TOTAL VALUE \$13.71M

POSTCODE 2566 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$625	AVERAGE WEEKLY RENT \$647	OBSERVATIONS 50
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Figures cover the entire 2566 postcode area, not Raby alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,031,000 -19%	AVERAGE PRICE \$1,246,682 +3%	TOTAL SALES 11 +175%
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PROPERTY TYPE BREAKDOWN

Residential	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Raby NSW 2566 in April 2026.
- The median sale price fell 19% to \$1,031,000, down from \$1,275,000 in March.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$632,000 to \$2,650,000, a spread of \$2,018,000.
- The standout sale was 32 MIRAGE AVE at \$2,650,000 on 22 Apr — 157% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
32 MIRAGE AVE	Residential	\$2,650,000	22 Apr
21 DAKOTA PL	Residential	\$2,100,000	13 Apr
9 GLADIATOR ST	Residential	\$1,225,000	20 Apr
4 WHITWORTH PL	Residential	\$1,115,000	20 Apr
7 WIRRAWAY ST	Residential	\$1,055,000	21 Apr
5 ZEPPELIN PL	Residential	\$1,031,000	22 Apr
21 SPITFIRE DR	Residential	\$985,000	13 Apr
7 CORSAIR ST	Residential	\$980,000	28 Apr
18 SHUTTLEWORTH AVE	Residential	\$980,000	17 Apr
2 THUNDERBOLT DR	Residential	\$960,500	28 Apr
22 SUNDERLAND DR	Residential	\$632,000	30 Apr