SOLD NSW · PROPERTY MARKET REPORT

Raby NSW 2566

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +1	$965,250 -8%	$922,217 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,160,000	$670,000	$11.07M

POSTCODE 2566 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$580	56

Figures cover the entire 2566 postcode area, not Raby alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$965,250 -8%	$922,217 -11%	12 +9%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Raby NSW 2566 in August–October 2026.
- The median sale price fell 8% to $965,250, down from $1,052,000 in May–July 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $670,000 to $1,160,000, a spread of $490,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
57 KITTYHAWK CRES	Residential	**$1,160,000**	23 Oct
16 BOOMERANG CRES	Residential	**$1,100,000**	17 Aug
4 SAUNDERS PL	Residential	**$1,075,000**	28 Oct
2 HERCULES CL	Residential	**$1,040,000**	28 Aug
50 SOPWITH AVE	Residential	**$1,010,000**	7 Sep
47 THUNDERBOLT DR	Residential	**$975,000**	14 Sep
69 THUNDERBOLT DR	Residential	**$955,500**	1 Oct
48 LOCKHEED ST	Residential	**$900,000**	25 Aug
1/61 THUNDERBOLT DR	Residential	**$776,100**	20 Aug
4/101 HURRICANE DR	Residential	**$710,000**	24 Aug
10/99 HURRICANE DR	Residential	**$695,000**	7 Sep
7/101 HURRICANE DR	Residential	**$670,000**	14 Sep

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.