

Riverstone NSW 2765

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 22 -8	MEDIAN PRICE \$1,100,000 -6%	AVERAGE PRICE \$1,106,326 -7%
HIGHEST SALE \$1,725,000	LOWEST SALE \$700,000	TOTAL VALUE \$24.31M

POSTCODE 2765 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$808	OBSERVATIONS 218
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Figures cover the entire 2765 postcode area, not Riverstone alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,100,000 -6%	AVERAGE PRICE \$1,106,326 -7%	TOTAL SALES 22 -27%
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PROPERTY TYPE BREAKDOWN

Residentials		19 (86%)
Vacant lands		2 (9%)
Warehouses		1 (5%)

KEY MARKET INSIGHTS

- 22 properties settled in Riverstone NSW 2765 in September 2026 — 19 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 6% to \$1,100,000, down from \$1,168,000 in August.
- Residentials accounted for 86% of sales (19 of 22), compared to 9% for vacant lands (2).
- Prices ranged widely — from \$700,000 to \$1,725,000, a spread of \$1,025,000.
- The standout sale was 44 MELBOURNE RD at \$1,725,000 on 16 Sep — 57% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
44 MELBOURNE RD	Warehouse	\$1,725,000	16 Sep
120 MCCULLOCH ST	Residential	\$1,450,000	3 Sep
9 KILPATRICK ST	Residential	\$1,445,000	7 Sep
16 VITO GLD	Residential	\$1,190,000	9 Sep
22 NICOTERA AVE	Residential	\$1,190,000	14 Sep
4 BRISBANE RD	Residential	\$1,187,000	3 Sep
10 SCHOFFEL ST	Residential	\$1,160,000	7 Sep
30 GRANDEUR PDE	Residential	\$1,113,100	4 Sep
28 GRANDEUR PDE	Residential	\$1,110,000	11 Sep
32 GRANDEUR PDE	Residential	\$1,100,000	10 Sep