SOLD NSW · PROPERTY MARKET REPORT

Rylstone NSW 2849

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -3	$740,000 +12%	$812,125 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,650,000	$445,000	$7.51M

POSTCODE 2849 RENTAL MARKET · SEPTEMBER 2026

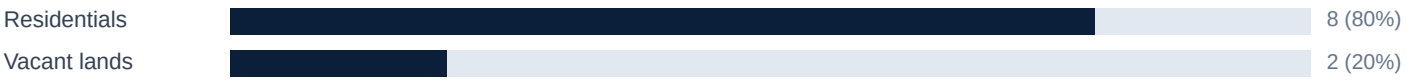
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$380	$333	3

Figures cover the entire 2849 postcode area, not Rylstone alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$740,000 +12%	$812,125 +11%	10 -23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Rylstone NSW 2849 in July–September 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 12% to $740,000, up from $662,500 in April–June 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $445,000 to $1,650,000, a spread of $1,205,000.
- The standout sale was 2222 BYLONG VALLEY WAY at $1,650,000 on 31 Jul — 123% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2222 BYLONG VALLEY WAY	Residential	**$1,650,000**	31 Jul
27 LOUEE ST	Residential	**$940,000**	28 Sep
35 WISTERIA COTTAGE LANE	Residential	**$821,000**	14 Aug
90 MUDGEE ST	Residential	**$820,000**	3 Aug
17 ILFORD RD	Residential	**$660,000**	24 Jul
103 MUDGEE ST	Residential	**$630,000**	10 Jul
37 CALDERWOOD RD	Vacant land	**$550,000**	11 Sep
17 COX ST	Residential	**$531,000**	7 Sep
150 REEDY CREEK RD	Vacant land	**$465,000**	14 Aug
14 MCLACHLAN ST	Residential	**$445,000**	25 Sep

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