SOLD NSW · PROPERTY MARKET REPORT

Sancrox NSW 2446

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$1,142,500	$1,577,000

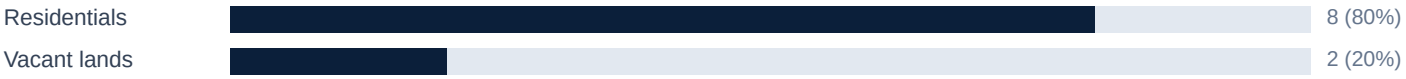
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,500,000	$650,000	$16.52M

POSTCODE 2446 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$521	13

Figures cover the entire 2446 postcode area, not Sancrox alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Sancrox NSW 2446 in April–June 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $1,142,500.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from $650,000 to $3,500,000, a spread of $2,850,000.
- The standout sale was 490 SANCROX RD at $3,500,000 on 1 Apr — 206% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
490 SANCROX RD	Residential	**$3,500,000**	1 Apr
35 ORLEANS AVE	Vacant land	**$2,530,000**	2 Apr
58 ORLEANS AVE	Residential	**$2,475,000**	4 May
151 VERDUN DR	Residential	**$2,090,000**	24 Apr
56 ORLEANS AVE	Vacant land	**$1,375,000**	19 Jun
108 BUSHLAND DR	Residential	**$1,350,000**	23 Apr
271 SANCROX RD	Residential	**$935,000**	9 Apr
78 PROVENCE CL	Residential	**$916,000**	22 Apr
33 VERDUN DR	Residential	**$700,000**	18 May
57 WARRIGAL RDGE	Residential	**$650,000**	8 Apr

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