

South grafton NSW 2460

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 +2	MEDIAN PRICE \$490,000 -9%	AVERAGE PRICE \$503,300 -6%
HIGHEST SALE \$2,750,000	LOWEST SALE \$380,000	TOTAL VALUE \$11.34M

POSTCODE 2460 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$330	AVERAGE WEEKLY RENT \$341	OBSERVATIONS 95
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Figures cover the entire 2460 postcode area, not South grafton alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$490,000 -9%	AVERAGE PRICE \$503,300 -6%	TOTAL SALES 17 +13%
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PROPERTY TYPE BREAKDOWN

Residentials		15 (88%)
Warehouses		1 (6%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 17 properties settled in South grafton NSW 2460 in August 2026 — 15 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 9% to \$490,000, down from \$541,250 in July.
- Residentials accounted for 88% of sales (15 of 17), compared to 6% for warehouses (1).
- Prices ranged widely — from \$380,000 to \$2,750,000, a spread of \$2,370,000.
- The standout sale was 3 TYSON ST at \$2,750,000 on 31 Aug — 461% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 TYSON ST	Commercial	\$2,750,000	31 Aug
331 ARMIDALE RD	Warehouse	\$1,045,000	5 Aug
184 BENT ST	Residential	\$685,000	13 Aug
1 BERGER PL	Residential	\$650,000	5 Aug
23 BIMBLE AVE	Residential	\$618,000	20 Aug
11 ROBERTS DR	Residential	\$575,000	14 Aug
35 ROBERTS DR	Residential	\$565,000	25 Aug
48 BLIGH ST	Residential	\$560,000	5 Aug
345 BENT ST	Residential	\$527,000	24 Aug
51 BLANCH PDE	Residential	\$490,000	12 Aug