SOLD NSW · PROPERTY MARKET REPORT

South grafton NSW 2460

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -4	$505,000 +12%	$490,747 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$800,000	$340,000	$6.20M

POSTCODE 2460 RENTAL MARKET · SEPTEMBER 2026

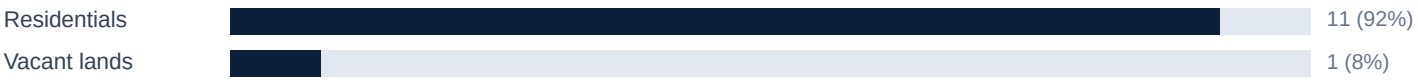
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$498	$478	60

Figures cover the entire 2460 postcode area, not South grafton alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$505,000 +12%	$490,747 +2%	12 -25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in South grafton NSW 2460 in October 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 12% to $505,000, up from $450,000 in September 2026.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from $340,000 to $800,000, a spread of $460,000.
- The standout sale was 365 OLD LILYPOOL RD at $800,000 on 19 Oct — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
365 OLD LILYPOOL RD	Vacant land	**$800,000**	19 Oct
11 PEPPERMINT PL	Residential	**$600,000**	9 Oct
26 IRON BARK TCE	Residential	**$555,000**	26 Oct
26 IRON BARK TCE	Residential	**$550,000**	23 Oct
8 BIMBLE AVE	Residential	**$542,222**	15 Oct
50 BUSH DR	Residential	**$534,000**	14 Oct
14 BLANCH PDE	Residential	**$505,000**	23 Oct
7 FLAHERTY ST	Residential	**$492,000**	13 Oct
58 MARGARET CRES	Residential	**$450,000**	22 Oct
3 ROLFE ST	Residential	**$450,000**	27 Oct
42 MACKAY ST	Residential	**$380,000**	26 Oct

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