SOLD NSW · PROPERTY MARKET REPORT

Spring farm NSW 2570

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -3	$1,010,000 -8%	$999,712 -12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,210,000	$630,000	$14.46M

POSTCODE 2570 RENTAL MARKET · SEPTEMBER 2026

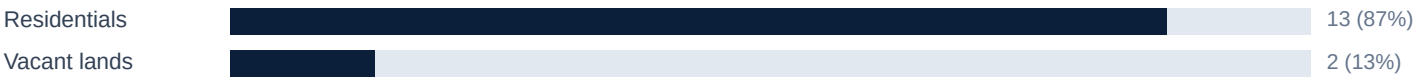
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$760	$761	170

Figures cover the entire 2570 postcode area, not Spring farm alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,010,000 -8%	$999,712 -12%	15 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Spring farm NSW 2570 in October 2026 — 13 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 8% to $1,010,000, down from $1,095,000 in September 2026.
- Residentials accounted for 87% of sales (13 of 15), compared to 13% for vacant lands (2).
- Prices ranged widely — from $630,000 to $1,210,000, a spread of $580,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 WICKER ST	Residential	**$1,210,000**	23 Oct
5 OWENS ST	Residential	**$1,180,000**	16 Oct
6 MILLMAN RD	Residential	**$1,165,000**	1 Oct
10 ROSECOMB RD	Residential	**$1,100,000**	7 Oct
54 ABBOTT ST	Residential	**$1,060,000**	6 Oct
3 OILSEED WAY	Residential	**$1,060,000**	16 Oct
8 CONRAN WAY	Residential	**$1,010,000**	22 Oct
10 DENTON RD	Residential	**$1,010,000**	26 Oct
68 BANDARA CCT	Residential	**$1,001,250**	23 Oct
47 MCGOVERN ST	Residential	**$915,000**	19 Oct
86 HAMPSHIRE BVD	Residential	**$875,000**	9 Oct
5 WATTLE ST	Residential	**$780,000**	2 Oct
11 DAISY ST	Vacant land	**$740,000**	9 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.