SOLD NSW · PROPERTY MARKET REPORT

Springfield NSW 2250

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -1	$910,000 -16%	$978,142 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,540,000	$640,000	$16.63M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not Springfield alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$910,000 -16%	$978,142 -10%	17 -6%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Springfield NSW 2250 in August–October 2026.
- The median sale price fell 16% to $910,000, down from $1,087,500 in May–July 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $640,000 to $1,540,000, a spread of $900,000.
- The standout sale was 15 A CARRABELLA AVE at $1,540,000 on 3 Aug — 69% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 A CARRABELLA AVE	Residential	**$1,540,000**	3 Aug
10 LAKALA AVE	Residential	**$1,265,000**	19 Oct
14 DIGBY RD	Residential	**$1,200,000**	12 Aug
166 WELLS ST	Residential	**$1,150,000**	1 Sep
64 CLARENCE RD	Residential	**$1,134,000**	4 Sep
14 MORELLA CL	Residential	**$989,000**	9 Sep
39 DOLLY AVE	Residential	**$970,000**	21 Aug
11 RIVER ST	Residential	**$930,000**	21 Aug
43 HEADLAM PDE	Residential	**$910,000**	3 Sep
106 SPRINGFIELD RD	Residential	**$875,000**	27 Oct
12 DOLLY AVE	Residential	**$853,000**	29 Sep
9 SHERWOOD DR	Residential	**$851,000**	8 Oct

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