

Sutton NSW 2620

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +12	MEDIAN PRICE \$905,000 -36%	AVERAGE PRICE \$938,571 -34%
HIGHEST SALE \$1,250,000	LOWEST SALE \$845,000	TOTAL VALUE \$12.94M

POSTCODE 2620 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$580	OBSERVATIONS 134
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Figures cover the entire 2620 postcode area, not Sutton alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$905,000 -36%	AVERAGE PRICE \$938,571 -34%	TOTAL SALES 14 +600%
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PROPERTY TYPE BREAKDOWN

Residential		7 (50%)
Vacant lands		7 (50%)

KEY MARKET INSIGHTS

- 14 properties settled in Sutton NSW 2620 in September 2026 — 7 residential and 7 non-residential (commercial or land).
- The residential median sale price fell 36% to \$905,000, down from \$1,420,000 in August.
- Residential accounted for 50% of sales (7 of 14), compared to 50% for vacant lands (7).
- Prices ranged widely — from \$845,000 to \$1,250,000, a spread of \$405,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2402 SUTTON RD	Residential	\$1,250,000	16 Sep
76 WOODBURY DR	Vacant land	\$1,110,000	3 Sep
2402 SUTTON RD	Vacant land	\$930,000	3 Sep
2402 SUTTON RD	Residential	\$915,000	3 Sep
2402 SUTTON RD	Residential	\$910,000	3 Sep
2402 SUTTON RD	Residential	\$905,000	3 Sep
2402 SUTTON RD	Residential	\$900,000	3 Sep
2402 SUTTON RD	Vacant land	\$895,000	3 Sep
2402 SUTTON RD	Vacant land	\$865,000	3 Sep
2402 SUTTON RD	Vacant land	\$860,000	3 Sep
2402 SUTTON RD	Vacant land	\$860,000	10 Sep
2402 SUTTON RD	Vacant land	\$850,000	3 Sep
2402 SUTTON RD	Residential	\$845,000	3 Sep