SOLD NSW · PROPERTY MARKET REPORT

Sutton NSW 2620

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20	$910,000	$990,000

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,420,000	$475,000	$18.64M

POSTCODE 2620 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$565	$596	110

Figures cover the entire 2620 postcode area, not Sutton alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Sutton NSW 2620 in August–October 2026 — 9 residential and 11 non-residential (commercial or land).
- The residential median sale price for the period was $910,000.
- Vacant lands accounted for 55% of sales (11 of 20), compared to 45% for residentials (9).
- Prices ranged widely — from $475,000 to $1,420,000, a spread of $945,000.
- The standout sale was 87 HARCOURT CL at $1,420,000 on 10 Aug — 56% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
87 HARCOURT CL	Residential	**$1,420,000**	10 Aug
2402 SUTTON RD	Residential	**$1,250,000**	16 Sep
76 WOODBURY DR	Vacant land	**$1,110,000**	3 Sep
16 OAKHILL DR	Vacant land	**$1,020,000**	7 Oct
13 SONGLARK LANE	Vacant land	**$985,000**	28 Aug
2402 SUTTON RD	Vacant land	**$930,000**	3 Sep
3 MCLAUGHLIN PL	Residential	**$920,000**	18 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
3 OAKHILL DR	Vacant land	**$875,000**	24 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

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.