SOLD NSW · PROPERTY MARKET REPORT

Vincentia NSW 2540

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 +3	$1,277,500 -2%	$1,393,700 +3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,300,000	$600,000	$42.66M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

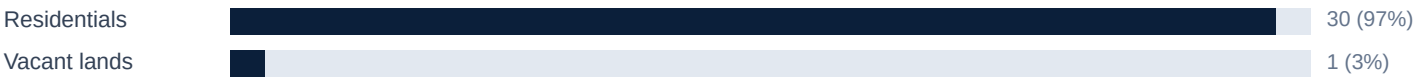
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Vincentia alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,277,500 -2%	$1,393,700 +3%	31 +11%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 31 properties settled in Vincentia NSW 2540 in August–October 2026 — 30 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 2% to $1,277,500, down from $1,300,000 in May–July 2026.
- Residentials accounted for 97% of sales (30 of 31), compared to 3% for vacant lands (1).
- Prices ranged widely — from $600,000 to $3,300,000, a spread of $2,700,000.
- The standout sale was 1/128 ELIZABETH DR at $3,300,000 on 18 Sep — 158% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/128 ELIZABETH DR	Residential	**$3,300,000**	18 Sep
422 ELIZABETH DR	Residential	**$2,210,000**	14 Aug
106 WALDEGRAVE CRES	Residential	**$2,100,000**	11 Aug
184 ELIZABETH DR	Residential	**$2,085,000**	18 Sep
9 CAROLINE ST	Residential	**$1,700,000**	4 Aug
16 DEAS THOMSON ST	Residential	**$1,700,000**	27 Oct
1 MILLER ST	Residential	**$1,600,000**	31 Aug
32 ST GEORGE AVE	Residential	**$1,580,000**	18 Aug
29 ROPER ST	Residential	**$1,499,500**	5 Aug
34 NIGER ST	Residential	**$1,405,000**	7 Sep
62 ELIZABETH DR	Residential	**$1,370,500**	24 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.