SOLD NSW · PROPERTY MARKET REPORT

Winmalee NSW 2777

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -12	$1,010,000 -7%	$1,092,143 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,500,000	$650,000	$18.79M

POSTCODE 2777 RENTAL MARKET · SEPTEMBER 2026

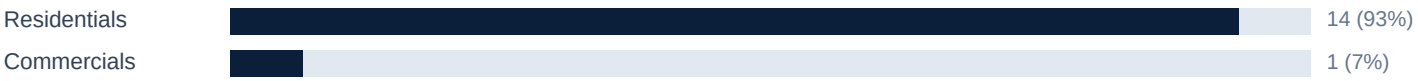
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$740	$719	22

Figures cover the entire 2777 postcode area, not Winmalee alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,010,000 -7%	$1,092,143 -2%	15 -44%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Winmalee NSW 2777 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 7% to $1,010,000, down from $1,090,000 in May–July 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for commercials (1).
- Prices ranged widely — from $650,000 to $3,500,000, a spread of $2,850,000.
- The standout sale was 66 SINGLES RIDGE RD at $3,500,000 on 19 Aug — 247% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
66 SINGLES RIDGE RD	Commercial	**$3,500,000**	19 Aug
17 LESLIE ST	Residential	**$1,600,000**	1 Oct
30 HEATHER RD	Residential	**$1,460,000**	17 Aug
134 SINGLES RIDGE RD	Residential	**$1,450,000**	8 Oct
8 HEATHER RD	Residential	**$1,310,000**	15 Sep
8 PENTLANDS DR	Residential	**$1,140,000**	26 Aug
490 HAWKESBURY RD	Residential	**$1,135,000**	17 Aug
371 HAWKESBURY RD	Residential	**$1,050,000**	7 Sep
110 MURU AVE	Residential	**$970,000**	8 Oct
57 WHITE CROSS RD	Residential	**$950,000**	30 Sep
15 SUNSET BVD	Residential	**$945,000**	21 Aug

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.