SOLD NSW · PROPERTY MARKET REPORT

Adamstown NSW 2289

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 +2	$878,000 +9%	$1,404,667 +44%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,200,000	$600,000	$13.32M

POSTCODE 2289 RENTAL MARKET · SEPTEMBER 2026

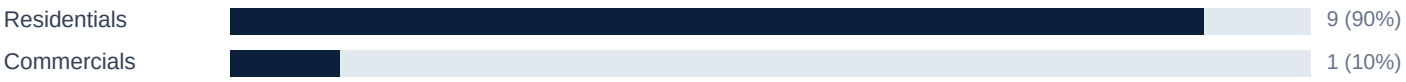
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$696	55

Figures cover the entire 2289 postcode area, not Adamstown alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$878,000 +9%	$1,404,667 +44%	10 +25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Adamstown NSW 2289 in October 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 9% to $878,000, up from $803,500 in September 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $600,000 to $5,200,000, a spread of $4,600,000.
- The standout sale was 144 BRUNKER RD at $5,200,000 on 23 Oct — 492% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
144 BRUNKER RD	Residential	**$5,200,000**	23 Oct
1/4 WELLS ST	Residential	**$1,480,000**	6 Oct
35 BRISBANE WATER RD	Residential	**$1,230,000**	21 Oct
121 BAILEY ST	Residential	**$1,040,000**	23 Oct
3/7 A DATE ST	Residential	**$878,000**	20 Oct
14/120 GARDEN GROVE PDE	Residential	**$814,000**	23 Oct
210/136 B BRUNKER RD	Residential	**$800,000**	2 Oct
13/120 GARDEN GROVE PDE	Commercial	**$675,000**	20 Oct
4/195 GOSFORD RD	Residential	**$600,000**	9 Oct
62 SOUTH ST	Residential	**$600,000**	15 Oct

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