SOLD NSW · PROPERTY MARKET REPORT

Adamstown heights NSW 2289

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -5	$1,350,000 0%	$1,375,000 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,375,000	$470,000	$23.38M

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 heights alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,350,000 0%	$1,375,000 +2%	17 -23%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Adamstown heights NSW 2289 in August–October 2026.
- The median sale price held steady at $1,350,000 — consistent with May–July 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $470,000 to $2,375,000, a spread of $1,905,000.
- The standout sale was 91 CAROLYN ST at $2,375,000 on 19 Aug — 76% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
91 CAROLYN ST	Residential	**$2,375,000**	19 Aug
3 BULKARA ST	Residential	**$2,250,000**	4 Aug
15 COLARADO ST	Residential	**$1,920,000**	5 Aug
30 WESTWOOD AVE	Residential	**$1,555,000**	23 Oct
14 LANSBURY CL	Residential	**$1,535,000**	2 Oct
32 TOOHEY CRES	Residential	**$1,450,000**	28 Aug
10 CAROONA CL	Residential	**$1,425,000**	5 Aug
4 MELISSA AVE	Residential	**$1,400,000**	23 Oct
55 LEXINGTON PDE	Residential	**$1,350,000**	7 Aug
6 MURIEL ST	Residential	**$1,350,000**	27 Oct
100 PRINCETON AVE	Residential	**$1,300,000**	1 Oct
13 TREMONT AVE	Residential	**$1,270,000**	13 Oct

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.