SOLD NSW · PROPERTY MARKET REPORT

Allawah NSW 2218

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -2	$840,000 -1%	$848,842 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,230,000	$475,000	$11.03M

POSTCODE 2218 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$705	$736	48

Figures cover the entire 2218 postcode area, not Allawah alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$840,000 -1%	$848,842 +1%	13 -13%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Allawah NSW 2218 in August–October 2026.
- The median sale price fell 1% to $840,000, down from $850,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $475,000 to $1,230,000, a spread of $755,000.
- The standout sale was 16/1 RUTLAND ST at $1,230,000 on 22 Oct — 46% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16/1 RUTLAND ST	Residential	**$1,230,000**	22 Oct
1/48 ILLAWARRA ST	Residential	**$1,020,000**	16 Sep
8/27 ELIZABETH ST	Residential	**$970,000**	29 Sep
4/4 NOBLE ST	Residential	**$950,000**	29 Oct
10/50 NOBLE ST	Residential	**$900,000**	10 Aug
2/1 NOBLE ST	Residential	**$850,000**	7 Aug
5/23 LANCELOT ST	Residential	**$840,000**	22 Oct
4/56 NOBLE ST	Residential	**$800,000**	9 Sep
1/24 ILLAWARRA ST	Residential	**$785,000**	8 Oct
10/33 ELIZABETH ST	Residential	**$779,950**	22 Oct
2/42 ILLAWARRA ST	Residential	**$730,000**	13 Oct
12/14 ILLAWARRA ST	Residential	**$705,000**	10 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.