SOLD NSW · PROPERTY MARKET REPORT

Barrack heights NSW 2528

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -8	$838,500 -2%	$785,750 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,200,000	$9,500	$11.00M

POSTCODE 2528 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$658	42

Figures cover the entire 2528 postcode area, not Barrack heights alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$838,500 -2%	$785,750 -9%	14 -36%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Barrack heights NSW 2528 in August–October 2026.
- The median sale price fell 2% to $838,500, down from $858,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $9,500 to $1,200,000, a spread of $1,190,500.
- The standout sale was 12 PHILLIP CRES at $1,200,000 on 2 Sep — 43% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 PHILLIP CRES	Residential	**$1,200,000**	2 Sep
4 LENDINE ST	Residential	**$1,120,000**	21 Aug
34 BASS ST	Residential	**$1,080,000**	28 Aug
62 JASON AVE	Residential	**$999,000**	9 Sep
58 CASSIA ST	Residential	**$950,000**	4 Sep
77 LEAWARRA AVE	Residential	**$875,000**	15 Oct
20 CASSIA ST	Residential	**$850,000**	22 Sep
6/70 JASON AVE	Residential	**$827,000**	26 Oct
298 SHELLHARBOUR RD	Residential	**$795,000**	20 Aug
1/8 MEADOW BANK PL	Residential	**$795,000**	17 Sep
2/42 LOFTUS DR	Residential	**$630,000**	29 Sep
54 LOFTUS DR	Residential	**$480,000**	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.