SOLD NSW · PROPERTY MARKET REPORT

Blackalls park NSW 2283

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -1	$753,500 -10%	$827,750 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,530,000	$312,500	$11.59M

POSTCODE 2283 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$640	$633	45

Figures cover the entire 2283 postcode area, not Blackalls park alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$753,500 -10%	$827,750 -9%	14 -7%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Blackalls park NSW 2283 in August–October 2026.
- The median sale price fell 10% to $753,500, down from $836,500 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $312,500 to $1,530,000, a spread of $1,217,500.
- The standout sale was 9 ADAM ST at $1,530,000 on 6 Oct — 103% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 ADAM ST	Residential	**$1,530,000**	6 Oct
11 BLACKALL AVE	Residential	**$1,425,000**	2 Sep
3 ALDON CRES	Residential	**$850,000**	2 Oct
1 MICHAEL ST	Residential	**$805,000**	6 Oct
51 FAUCETT ST	Residential	**$805,000**	16 Oct
16 ROSE ST	Residential	**$770,000**	23 Oct
6 KENLEY CL	Residential	**$757,000**	12 Oct
133 FASSIFERN RD	Residential	**$750,000**	13 Oct
9/11 ADAM ST	Residential	**$740,000**	14 Oct
3/11 ADAM ST	Residential	**$737,000**	17 Sep
4/11 ADAM ST	Residential	**$737,000**	16 Sep
2/11 ADAM ST	Residential	**$715,000**	16 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.