

Blackheath NSW 2785

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +1	MEDIAN PRICE \$740,000 -30%	AVERAGE PRICE \$782,857 -27%
HIGHEST SALE \$1,000,000	LOWEST SALE \$320,000	TOTAL VALUE \$7.24M

POSTCODE 2785 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$470	AVERAGE WEEKLY RENT \$505	OBSERVATIONS 7
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Figures cover the entire 2785 postcode area, not Blackheath alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$740,000 -30%	AVERAGE PRICE \$782,857 -27%	TOTAL SALES 10 +11%
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PROPERTY TYPE BREAKDOWN

Residentials		7 (70%)
Vacant lands		2 (20%)
Shops		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Blackheath NSW 2785 in August 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 30% to \$740,000, down from \$1,060,000 in July.
- Residentials accounted for 70% of sales (7 of 10), compared to 20% for vacant lands (2).
- Prices ranged widely — from \$320,000 to \$1,000,000, a spread of \$680,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
74 EVANS LOOKOUT RD	Residential	\$1,000,000	14 Aug
7 BRENTWOOD AVE	Residential	\$985,000	28 Aug
101 A EVANS LOOKOUT RD	Residential	\$960,000	27 Aug
9 MCLAREN CRES	Residential	\$740,000	20 Aug
4 GOVETTS LEAP RD	Shop	\$735,000	11 Aug
20 DAYS CRES	Vacant land	\$700,000	5 Aug
170 STATION ST	Residential	\$690,000	26 Aug
5/134 STATION ST	Residential	\$680,000	17 Aug
180 GREAT WESTERN HWY	Residential	\$425,000	17 Aug
27 CECIL RD	Vacant land	\$320,000	18 Aug