SOLD NSW · PROPERTY MARKET REPORT

Blackheath NSW 2785

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
28 -9	$950,000 -4%	$989,533 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,250,000	$320,000	$31.39M

POSTCODE 2785 RENTAL MARKET · SEPTEMBER 2026

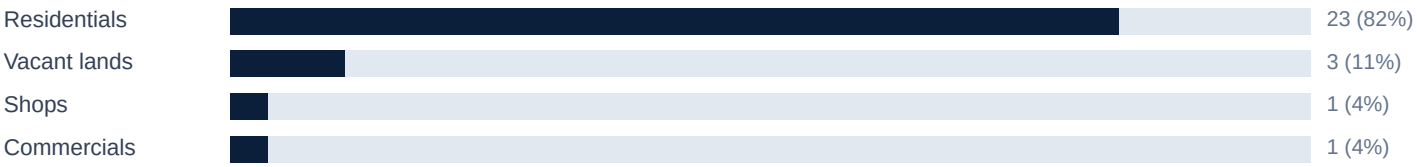
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$590	$573	12

Figures cover the entire 2785 postcode area, not Blackheath alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$950,000 -4%	$989,533 -8%	28 -24%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 28 properties settled in Blackheath NSW 2785 in August–October 2026 — 23 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 4% to $950,000, down from $990,000 in May–July 2026.
- Residentials accounted for 82% of sales (23 of 28), compared to 11% for vacant lands (3).
- Prices ranged widely — from $320,000 to $6,250,000, a spread of $5,930,000.
- The standout sale was 229 GREAT WESTERN HWY at $6,250,000 on 16 Sep — 558% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
229 GREAT WESTERN HWY	Commercial	**$6,250,000**	16 Sep
6 EVELEIGH AVE	Residential	**$1,900,000**	28 Sep
86 CLEOPATRA ST	Residential	**$1,850,000**	8 Oct
38 DAYS CRES	Residential	**$1,540,000**	12 Oct
39 SECOND ST	Residential	**$1,460,000**	3 Sep
4 BRADLEY AVE	Residential	**$1,370,000**	23 Oct
116 EVANS LOOKOUT RD	Residential	**$1,025,000**	2 Oct
74 EVANS LOOKOUT RD	Residential	**$1,000,000**	14 Aug
7 BRENTWOOD AVE	Residential	**$985,000**	28 Aug

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.