SOLD NSW · PROPERTY MARKET REPORT

Budgewoi NSW 2262

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -15	$865,000 +1%	$924,986 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,900,000	$362,319	$12.02M

POSTCODE 2262 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$645	54

Figures cover the entire 2262 postcode area, not Budgewoi alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$865,000 +1%	$924,986 -5%	13 -54%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Budgewoi NSW 2262 in August–October 2026.
- The median sale price rose 1% to $865,000, up from $855,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $362,319 to $1,900,000, a spread of $1,537,681.
- The standout sale was 98 DIAMOND HEAD DR at $1,900,000 on 7 Oct — 120% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
98 DIAMOND HEAD DR	Residential	**$1,900,000**	7 Oct
56 WOOLANA AVE	Residential	**$1,100,000**	11 Aug
1 WOODLAWN DR	Residential	**$1,025,000**	2 Sep
47 KAILUA AVE	Residential	**$950,000**	16 Oct
13 COONANGA AVE	Residential	**$940,000**	16 Oct
12 KALANI ST	Residential	**$880,000**	12 Oct
22 A WOOLANA AVE	Residential	**$865,000**	28 Aug
17 COONANGA AVE	Residential	**$865,000**	16 Oct
11/2 LAKE ST	Residential	**$860,000**	21 Sep
99 DIAMOND HEAD DR	Residential	**$810,000**	28 Sep
4 A WEST KAHALA AVE	Residential	**$747,500**	28 Sep
76 SCENIC DR	Residential	**$720,000**	25 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.