SOLD NSW · PROPERTY MARKET REPORT

Carlton NSW 2218

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +2	$872,100 -6%	$1,088,327 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,120,000	$555,000	$11.97M

POSTCODE 2218 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$705	$736	48

Figures cover the entire 2218 postcode area, not Carlton alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$872,100 -6%	$1,088,327 -15%	11 +22%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Carlton NSW 2218 in October 2026.
- The median sale price fell 6% to $872,100, down from $925,000 in September 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $555,000 to $2,120,000, a spread of $1,565,000.
- The standout sale was 85 GREY ST at $2,120,000 on 16 Oct — 143% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
85 GREY ST	Residential	**$2,120,000**	16 Oct
3 EDWARD ST	Residential	**$1,850,000**	12 Oct
1/4 COLVIN AVE	Residential	**$1,517,500**	15 Oct
10/19 ANDOVER ST	Residential	**$950,000**	2 Oct
7/64 HAMPTON COURT RD	Residential	**$910,000**	8 Oct
2/10 HAMPTON COURT RD	Residential	**$872,100**	22 Oct
11/31 MILL ST	Residential	**$832,000**	13 Oct
204/77 EDWARD ST	Residential	**$815,000**	19 Oct
407/77 EDWARD ST	Residential	**$800,000**	22 Oct
5/20 CARLTON PDE	Residential	**$750,000**	26 Oct
10/16 CARLTON PDE	Residential	**$555,000**	22 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.