

Charmhaven NSW 2263

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +8	MEDIAN PRICE \$850,000 +89%	AVERAGE PRICE \$851,600 +59%
HIGHEST SALE \$1,301,000	LOWEST SALE \$100,000	TOTAL VALUE \$8.99M

POSTCODE 2263 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$592	OBSERVATIONS 83
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Figures cover the entire 2263 postcode area, not Charmhaven alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$850,000 +89%	AVERAGE PRICE \$851,600 +59%	TOTAL SALES 11 +267%
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PROPERTY TYPE BREAKDOWN

Residential		10 (91%)
Factory		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Charmhaven NSW 2263 in April 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 89% to \$850,000, up from \$450,000 in March.
- Residential accounted for 91% of sales (10 of 11), compared to 9% for factory (1).
- Prices ranged widely — from \$100,000 to \$1,301,000, a spread of \$1,201,000.
- The standout sale was 199 PANORAMA AVE at \$1,301,000 on 10 Apr — 53% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
199 PANORAMA AVE	Residential	\$1,301,000	10 Apr
19 PANORAMA AVE	Residential	\$1,240,000	23 Apr
154 PANORAMA AVE	Residential	\$1,080,000	14 Apr
32 PARKSIDE DR	Residential	\$930,000	28 Apr
37 TINGIRA ST	Residential	\$870,000	30 Apr
5 OAK RD	Residential	\$830,000	10 Apr
37 CARINYA ST	Residential	\$755,000	10 Apr
3/7 STRATFORD AVE	Residential	\$740,000	15 Apr
25 MUNMORAH AVE	Residential	\$670,000	24 Apr
18/6 FAIRMILE CL	Factory	\$470,000	23 Apr
87 PACIFIC HWY	Residential	\$100,000	15 Apr