SOLD NSW · PROPERTY MARKET REPORT

Charmhaven NSW 2263

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21	$800,000	$774,978

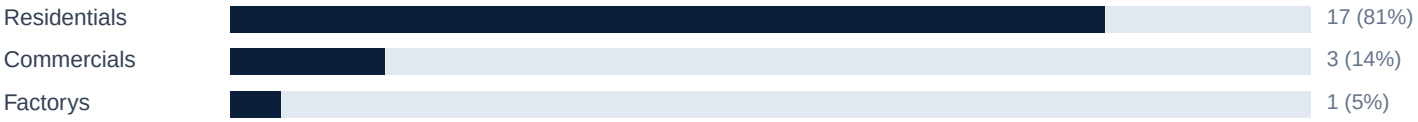
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,280,000	$247,500	$15.12M

POSTCODE 2263 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$659	89

Figures cover the entire 2263 postcode area, not Charmhaven alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Charmhaven NSW 2263 in August–October 2026 — 17 residential and 4 non-residential (commercial or land).
- The residential median sale price for the period was $800,000.
- Residentials accounted for 81% of sales (17 of 21), compared to 14% for commercials (3).
- Prices ranged widely — from $247,500 to $1,280,000, a spread of $1,032,500.
- The standout sale was 187 PANORAMA AVE at $1,280,000 on 24 Sep — 60% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
187 PANORAMA AVE	Residential	**$1,280,000**	24 Sep
32 TINGIRA ST	Residential	**$1,150,000**	11 Sep
123 PANORAMA AVE	Residential	**$1,000,000**	12 Oct
18 RESTLEA AVE	Residential	**$925,000**	17 Aug
1 JETTY AVE	Residential	**$840,000**	28 Aug
11 MOALA PDE	Residential	**$824,000**	15 Sep
17 MUNMORAH AVE	Residential	**$815,000**	8 Oct
53 PANORAMA AVE	Residential	**$810,000**	17 Sep
48 CARINYA ST	Residential	**$800,000**	26 Aug
1 PARKSIDE DR	Residential	**$775,000**	18 Sep
9 RESTLEA AVE	Residential	**$760,000**	7 Sep
32 ALAN AVE	Residential	**$722,500**	29 Oct
8 WONDABOYNE AVE	Residential	**$719,000**	25 Aug
50/7 STRATFORD AVE	Residential	**$700,000**	29 Sep
4/3 FAIRMILE CL	Factory	**$575,000**	22 Oct
2/25 ARIZONA RD	Commercial	**$560,000**	1 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.