

East maitland NSW 2323

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -9	MEDIAN PRICE \$865,000 +6%	AVERAGE PRICE \$877,875 -1%
HIGHEST SALE \$1,190,000	LOWEST SALE \$700,000	TOTAL VALUE \$15.24M

POSTCODE 2323 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$614	OBSERVATIONS 65
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Figures cover the entire 2323 postcode area, not East maitland alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$865,000 +6%	AVERAGE PRICE \$877,875 -1%	TOTAL SALES 17 -35%
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PROPERTY TYPE BREAKDOWN

Residential		16 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 17 properties settled in East maitland NSW 2323 in September 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 6% to \$865,000, up from \$817,000 in August.
- Residential accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from \$700,000 to \$1,190,000, a spread of \$490,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
104 LAWES ST	Commercial	\$1,190,000	14 Sep
41 MURRAY ST	Residential	\$1,095,000	14 Sep
31 CARNARVON CCT	Residential	\$1,005,000	7 Sep
11 MOUNT VINCENT RD	Residential	\$995,000	15 Sep
3 CAMBRIAN PL	Residential	\$940,000	11 Sep
30 WILTON DR	Residential	\$935,000	16 Sep
11 MAWSON AVE	Residential	\$900,000	4 Sep
28 MAIZE ST	Residential	\$900,000	11 Sep
63 NARANG ST	Residential	\$880,000	4 Sep
33 DAY ST	Residential	\$850,000	4 Sep
87 FLINDERS ST	Residential	\$840,000	1 Sep
6 MAIZE ST	Residential	\$831,000	11 Sep
54 THOMPSON ST	Residential	\$825,000	3 Sep