SOLD NSW · PROPERTY MARKET REPORT

Eastlakes NSW 2018

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -5	$900,000 +13%	$1,344,833 +29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$700,000	$24.21M

POSTCODE 2018 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$976	152

Figures cover the entire 2018 postcode area, not Eastlakes alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$900,000 +13%	$1,344,833 +29%	18 -22%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Eastlakes NSW 2018 in August–October 2026.
- The median sale price rose 13% to $900,000, up from $800,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $700,000 to $3,000,000, a spread of $2,300,000.
- The standout sale was 40 GARDEN ST at $3,000,000 on 17 Aug — 233% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 GARDEN ST	Residential	**$3,000,000**	17 Aug
1 CASINO ST	Residential	**$2,835,000**	15 Sep
7 VERNON AVE	Residential	**$2,530,000**	11 Sep
42 GARDEN ST	Residential	**$2,220,000**	17 Aug
30 ROBINSON ST	Residential	**$2,050,000**	24 Aug
98 MALONEY ST	Residential	**$1,500,000**	4 Sep
13/20 EVANS AVE	Residential	**$1,150,000**	23 Oct
501/16 B EVANS AVE	Residential	**$985,000**	16 Sep
1/191 GARDENERS RD	Residential	**$910,000**	27 Oct
602/16 C EVANS AVE	Residential	**$890,000**	3 Sep
612/16 B EVANS AVE	Residential	**$815,000**	25 Sep
12/20 BARBER AVE	Residential	**$807,000**	22 Oct

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.