

Hamilton NSW 2303

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +5	MEDIAN PRICE \$906,000 -17%	AVERAGE PRICE \$1,025,500 -9%
HIGHEST SALE \$3,629,520	LOWEST SALE \$350,000	TOTAL VALUE \$14.91M

POSTCODE 2303 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$725	AVERAGE WEEKLY RENT \$757	OBSERVATIONS 32
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Figures cover the entire 2303 postcode area, not Hamilton alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$906,000 -17%	AVERAGE PRICE \$1,025,500 -9%	TOTAL SALES 12 +71%
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PROPERTY TYPE BREAKDOWN

Residential		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Hamilton NSW 2303 in August 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 17% to \$906,000, down from \$1,086,000 in July.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$350,000 to \$3,629,520, a spread of \$3,279,520.
- The standout sale was 8 BEAUMONT ST at \$3,629,520 on 26 Aug — 301% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 BEAUMONT ST	Commercial	\$3,629,520	26 Aug
42 EVERTON ST	Residential	\$1,665,000	28 Aug
2 HUDSON ST	Residential	\$1,500,000	26 Aug
2/87 EVERTON ST	Residential	\$1,400,000	14 Aug
1 GRAHAM RD	Residential	\$1,140,000	5 Aug
10 LINDSAY ST	Residential	\$1,100,000	31 Aug
44 SAMDON ST	Residential	\$906,000	5 Aug
2 BIBBY ST	Residential	\$900,000	26 Aug
202/2 VEDA ST	Residential	\$870,000	14 Aug
3/158 BEAUMONT ST	Residential	\$727,500	28 Aug
12/84 JAMES ST	Residential	\$722,000	21 Aug