SOLD NSW · PROPERTY MARKET REPORT

Hamilton NSW 2303

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +4	$873,000 +2%	$962,018 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,015,000	$364,000	$10.58M

POSTCODE 2303 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$665	$759	34

Figures cover the entire 2303 postcode area, not Hamilton alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$873,000 +2%	$962,018 +7%	11 +57%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Hamilton NSW 2303 in October 2026.
- The median sale price rose 2% to $873,000, up from $855,000 in September 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $364,000 to $2,015,000, a spread of $1,651,000.
- The standout sale was 137 TUDOR ST at $2,015,000 on 7 Oct — 131% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
137 TUDOR ST	Residential	**$2,015,000**	7 Oct
23 BRIDGE ST	Residential	**$1,500,000**	21 Oct
72 CLEARY ST	Residential	**$1,230,000**	1 Oct
92 CLEARY ST	Residential	**$1,200,000**	23 Oct
42 GULLIVER ST	Residential	**$970,000**	20 Oct
9 LAWSON ST	Residential	**$873,000**	26 Oct
4/74 TUDOR ST	Residential	**$780,000**	15 Oct
20/74 TUDOR ST	Residential	**$660,000**	15 Oct
14/10 TERAMBY RD	Residential	**$595,000**	29 Oct
303/131 BEAUMONT ST	Residential	**$395,200**	9 Oct
403/131 BEAUMONT ST	Residential	**$364,000**	2 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.