SOLD NSW · PROPERTY MARKET REPORT

Hamilton east NSW 2303

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$2,000,000	$2,046,250

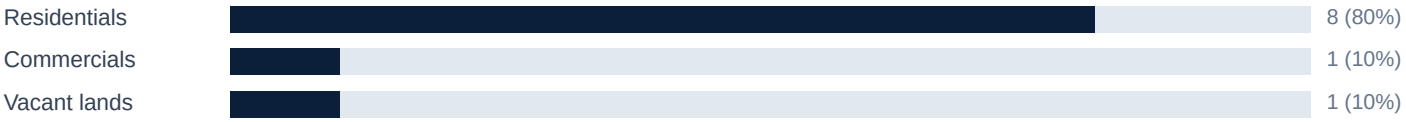
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,930,000	$1,170,000	$20.48M

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 east alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Hamilton east NSW 2303 in July–September 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $2,000,000.
- Residentials accounted for 80% of sales (8 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $1,170,000 to $2,930,000, a spread of $1,760,000.
- The standout sale was 6 HEBBURN ST at $2,930,000 on 14 Sep — 47% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 HEBBURN ST	Residential	**$2,930,000**	14 Sep
30 DENISON ST	Commercial	**$2,915,000**	8 Jul
8 CORONA ST	Residential	**$2,700,000**	27 Jul
254 PARKWAY AVE	Residential	**$2,300,000**	20 Aug
167 PARRY ST	Residential	**$2,000,000**	30 Jul
173 PARRY ST	Residential	**$2,000,000**	30 Jul
12 CORONA ST	Residential	**$1,950,000**	3 Jul
8 ADA ST	Residential	**$1,320,000**	14 Aug
44 HEBBURN ST	Vacant land	**$1,200,000**	7 Aug
38 SKELTON ST	Residential	**$1,170,000**	24 Aug

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