SOLD NSW · PROPERTY MARKET REPORT

# Hamilton south NSW 2303

July–September 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 -2 | $1,450,000 -10% | $1,502,773 -18% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,400,000 | $875,000 | $16.53M |

## 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 south alone. Rental period: September 2026.

## COMPARED TO APRIL–JUNE 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,450,000 -10% | $1,502,773 -18% | 11 -15% |

## PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

## KEY MARKET INSIGHTS

- 11 properties settled in Hamilton south NSW 2303 in July–September 2026.
- The median sale price fell 10% to $1,450,000, down from $1,615,000 in April–June 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $875,000 to $2,400,000, a spread of $1,525,000.
- The standout sale was 115 GORDON AVE at $2,400,000 on 27 Jul — 66% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 115 GORDON AVE | Residential | **$2,400,000** | 27 Jul |
| 15 JENNER PDE | Residential | **$2,205,000** | 4 Sep |
| 219 BEAUMONT ST | Residential | **$1,900,000** | 31 Jul |
| 18 HARLE ST | Residential | **$1,612,500** | 10 Jul |
| 53 DARLING ST | Residential | **$1,460,000** | 28 Aug |
| 8 CLAPHAM ST | Residential | **$1,450,000** | 3 Jul |
| 32 PULVER ST | Residential | **$1,260,000** | 3 Aug |
| 254 LAWSON ST | Residential | **$1,220,000** | 7 Aug |
| 11 HIBBERD ST | Residential | **$1,125,000** | 17 Jul |
| 66 ALEXANDER ST | Residential | **$1,023,000** | 14 Aug |
| 26 THOMAS ST | Residential | **$875,000** | 1 Jul |

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.