SOLD NSW · PROPERTY MARKET REPORT

Heathcote NSW 2233

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -12	$1,291,250 -9%	$1,251,097 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,000,000	$770,000	$22.52M

POSTCODE 2233 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$824	21

Figures cover the entire 2233 postcode area, not Heathcote alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,291,250 -9%	$1,251,097 -8%	18 -40%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Heathcote NSW 2233 in August–October 2026.
- The median sale price fell 9% to $1,291,250, down from $1,415,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $770,000 to $2,000,000, a spread of $1,230,000.
- The standout sale was 22 JACANA GR at $2,000,000 on 21 Aug — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 JACANA GR	Residential	**$2,000,000**	21 Aug
36 A CORINTH RD	Residential	**$1,575,000**	1 Sep
18 VIOLA PL	Residential	**$1,507,000**	7 Sep
118 WILSON PDE	Residential	**$1,460,000**	20 Oct
3 ABBOTT RD	Residential	**$1,439,000**	28 Aug
11 PARKES ST	Residential	**$1,430,000**	14 Oct
3/8 BLACKET ST	Residential	**$1,400,000**	19 Aug
30 BORONIA GR	Residential	**$1,331,250**	3 Sep
9 MARTIN ST	Residential	**$1,312,500**	7 Oct
3 KARREE PL	Residential	**$1,270,000**	27 Oct
2/16 BOTTLE FOREST RD	Residential	**$1,270,000**	23 Oct
6/1437 PRINCES HWY	Residential	**$1,000,000**	28 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.