

Heatherbrae NSW 2324

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$552,000 +1%	AVERAGE PRICE \$552,000 +1%
HIGHEST SALE \$5,423,000	LOWEST SALE \$529,000	TOTAL VALUE \$18.11M

POSTCODE 2324 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 58
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Figures cover the entire 2324 postcode area, not Heatherbrae alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$552,000 +1%	AVERAGE PRICE \$552,000 +1%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Vacant lands		7 (70%)
Residentials		2 (20%)
Commercials		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Heatherbrae NSW 2324 in May 2026 — 2 residential and 8 non-residential (commercial or land).
- The residential median sale price rose 1% to \$552,000, up from \$549,000 in April.
- Vacant lands accounted for 70% of sales (7 of 10), compared to 20% for residentials (2).
- Prices ranged widely — from \$529,000 to \$5,423,000, a spread of \$4,894,000.
- The standout sale was 2 KIERMAN CCT at \$5,423,000 on 27 May — 882% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 KIERMAN CCT	Vacant land	\$5,423,000	27 May
83 KIERMAN CCT	Vacant land	\$5,423,000	27 May
21 KIERMAN CCT	Vacant land	\$2,972,805	29 May
2 JURA ST	Commercial	\$1,000,000	28 May
25 OCTAGONAL DR	Vacant land	\$559,000	29 May
12 SPEEDY LOCK LANE	Vacant land	\$559,000	29 May
18 OCTAGONAL DR	Residential	\$555,000	29 May
10 SPEEDY LOCK LANE	Residential	\$549,000	29 May
22 COMANCHE CL	Vacant land	\$539,000	29 May
20 OCTAGONAL DR	Vacant land	\$529,000	29 May