SOLD NSW · PROPERTY MARKET REPORT

Heatherbrae NSW 2324

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -4	$549,000 -1%	$733,000 +32%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$13,502,500	$400,000	$92.01M

POSTCODE 2324 RENTAL MARKET · SEPTEMBER 2026

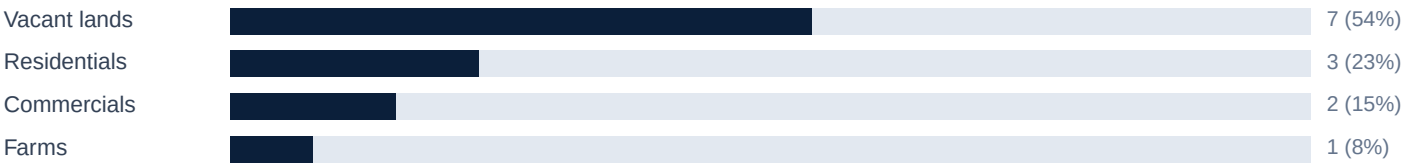
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$571	52

Figures cover the entire 2324 postcode area, not Heatherbrae alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$549,000 -1%	$733,000 +32%	13 -24%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Heatherbrae NSW 2324 in August–October 2026 — 3 residential and 10 non-residential (commercial or land).
- The residential median sale price fell 1% to $549,000, down from $555,000 in May–July 2026.
- Vacant lands accounted for 54% of sales (7 of 13), compared to 23% for residentials (3).
- Prices ranged widely — from $400,000 to $13,502,500, a spread of $13,102,500.
- The standout sale was 56 KIERMAN CCT at $13,502,500 on 6 Aug — 2359% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
56 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
50 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
42 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
32 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
18 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
26 KIERMAN CCT	Vacant land	**$13,502,500**	6 Aug
2253 PACIFIC HWY	Farm	**$3,600,000**	21 Oct
30 CAMFIELD DR	Commercial	**$3,460,000**	27 Aug
8 ARCHIBALD PL	Residential	**$1,250,000**	3 Aug

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.