SOLD NSW · PROPERTY MARKET REPORT

Heddon greta NSW 2321

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
35 -76	$910,000 +7%	$896,859 +19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,112,500	$690,000	$31.39M

POSTCODE 2321 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$657	99

Figures cover the entire 2321 postcode area, not Heddon greta alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$910,000 +7%	$896,859 +19%	35 -68%

PROPERTY TYPE BREAKDOWN

Residentials — 35 (100%)

KEY MARKET INSIGHTS

- 35 properties settled in Heddon greta NSW 2321 in August–October 2026.
- The median sale price rose 7% to $910,000, up from $852,500 in May–July 2026.
- All 35 recorded sales were residentials.
- Prices ranged widely — from $690,000 to $1,112,500, a spread of $422,500.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
112 AVERYS LANE	Residential	**$1,112,500**	9 Sep
29 BANGALAY ST	Residential	**$1,095,000**	27 Aug
36 BALLYNEAL CRES	Residential	**$1,050,000**	1 Sep
7 BARNBOUGLE ST	Residential	**$1,044,495**	22 Sep
44 SEBONACK ST	Residential	**$1,035,000**	24 Aug
9 BARNBOUGLE ST	Residential	**$1,010,940**	23 Sep
4 KOOYONGA ST	Residential	**$1,010,615**	31 Aug
28 MERION CCT	Residential	**$999,200**	4 Sep
26 MERION CCT	Residential	**$996,300**	2 Sep
42 BALLYNEAL CRES	Residential	**$974,000**	13 Aug
30 KARINYUP CCT	Residential	**$949,000**	17 Sep
28 KARINYUP CCT	Residential	**$925,000**	22 Sep
12 KARINYUP CCT	Residential	**$925,000**	25 Sep
14 KARINYUP CCT	Residential	**$925,000**	7 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.