SOLD NSW · PROPERTY MARKET REPORT

Illawong NSW 2234

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -11	$1,840,000 -16%	$2,002,308 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,600,000	$1,250,000	$26.03M

POSTCODE 2234 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$909	16

Figures cover the entire 2234 postcode area, not Illawong alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,840,000 -16%	$2,002,308 -1%	13 -46%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Illawong NSW 2234 in August–October 2026.
- The median sale price fell 16% to $1,840,000, down from $2,178,500 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $1,250,000 to $3,600,000, a spread of $2,350,000.
- The standout sale was 10 MCPHERSON PL at $3,600,000 on 2 Oct — 96% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 MCPHERSON PL	Residential	**$3,600,000**	2 Oct
1 FOWLER RD	Residential	**$3,210,000**	24 Aug
40 FOWLER RD	Residential	**$2,000,000**	8 Oct
5 REDMAN AVE	Residential	**$1,930,000**	20 Aug
47 BIGNELL ST	Residential	**$1,920,000**	19 Oct
32 SYLVAN RIDGE DR	Residential	**$1,900,000**	18 Sep
7 JERVIS DR	Residential	**$1,840,000**	2 Oct
11 CHARLOTTE PL	Residential	**$1,800,000**	29 Sep
11 WALES CL	Residential	**$1,740,000**	20 Oct
8 BATAVIA PL	Residential	**$1,660,000**	15 Oct
18 BLACK CL	Residential	**$1,610,000**	28 Oct
27 AUSTIN ST	Residential	**$1,570,000**	5 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.