

Kirrawee NSW 2232

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 43 -5	MEDIAN PRICE \$985,000 -30%	AVERAGE PRICE \$1,190,083 -9%
HIGHEST SALE \$3,085,000	LOWEST SALE \$198,880	TOTAL VALUE \$37.67M

POSTCODE 2232 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$750	AVERAGE WEEKLY RENT \$802	OBSERVATIONS 91
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Figures cover the entire 2232 postcode area, not Kirrawee alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$985,000 -30%	AVERAGE PRICE \$1,190,083 -9%	TOTAL SALES 43 -10%
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PROPERTY TYPE BREAKDOWN

Warehouses		20 (47%)
Residentials		18 (42%)
Commercials		3 (7%)
Factorys		2 (5%)

KEY MARKET INSIGHTS

- 43 properties settled in Kirrawee NSW 2232 in August 2026 — 18 residential and 25 non-residential (commercial or land).
- The residential median sale price fell 30% to \$985,000, down from \$1,400,000 in July.
- Warehouses accounted for 47% of sales (20 of 43), compared to 42% for residentials (18).
- Prices ranged widely — from \$198,880 to \$3,085,000, a spread of \$2,886,120.
- The standout sale was 1/459 THE BOULEVARDE at \$3,085,000 on 4 Aug — 213% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/459 THE BOULEVARDE	Warehouse	\$3,085,000	4 Aug
105/459 THE BOULEVARDE	Warehouse	\$2,850,000	4 Aug
101/459 THE BOULEVARDE	Warehouse	\$2,420,000	10 Aug
18 A BILGA ST	Residential	\$2,150,000	28 Aug
17 KIRRAWEE AVE	Residential	\$2,075,000	21 Aug
6 WANNYL RD	Residential	\$1,956,000	24 Aug
21 HAYMET ST	Residential	\$1,850,000	13 Aug
12 TIMARU PL	Residential	\$1,650,000	13 Aug
8 GORE AVE	Residential	\$1,270,000	21 Aug