SOLD NSW · PROPERTY MARKET REPORT

Kirrawee NSW 2232

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +2	$1,520,000 +23%	$1,428,529 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,985,000	$720,000	$25.56M

POSTCODE 2232 RENTAL MARKET · SEPTEMBER 2026

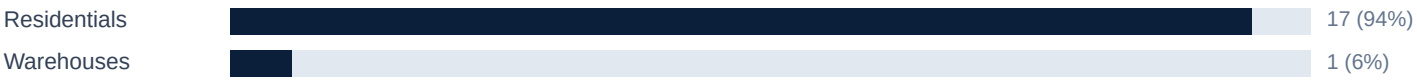
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$730	$808	87

Figures cover the entire 2232 postcode area, not Kirrawee alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,520,000 +23%	$1,428,529 -4%	18 +13%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Kirrawee NSW 2232 in October 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 23% to $1,520,000, up from $1,240,000 in September 2026.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for warehouses (1).
- Prices ranged widely — from $720,000 to $1,985,000, a spread of $1,265,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
70 BLIGH ST	Residential	**$1,985,000**	19 Oct
380 A FOREST RD	Residential	**$1,980,000**	22 Oct
39 MUNDAKAL AVE	Residential	**$1,875,000**	2 Oct
7 BEST CRES	Residential	**$1,870,000**	9 Oct
60 MAGNOLIA ST	Residential	**$1,800,000**	16 Oct
6 TIMARU PL	Residential	**$1,670,000**	7 Oct
34 BLIGH ST	Residential	**$1,650,000**	20 Oct
902/10 VILLAGE PL	Residential	**$1,530,000**	20 Oct
60 HUNTER ST	Residential	**$1,520,000**	28 Oct
2/463 PRESIDENT AVE	Residential	**$1,500,000**	6 Oct
12/186 BATH RD	Residential	**$1,500,000**	7 Oct
1/13 DURBAR AVE	Residential	**$1,305,000**	2 Oct
15/48 WARATAH ST	Warehouse	**$1,275,000**	23 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.