

Lake cathie NSW 2445

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +6	MEDIAN PRICE \$900,000 +9%	AVERAGE PRICE \$877,455 +1%
HIGHEST SALE \$1,370,000	LOWEST SALE \$500,000	TOTAL VALUE \$10.16M

POSTCODE 2445 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$690	AVERAGE WEEKLY RENT \$685	OBSERVATIONS 13
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Figures cover the entire 2445 postcode area, not Lake cathie alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$900,000 +9%	AVERAGE PRICE \$877,455 +1%	TOTAL SALES 12 +100%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Vacant lands		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Lake cathie NSW 2445 in August 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 9% to \$900,000, up from \$825,000 in July.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from \$500,000 to \$1,370,000, a spread of \$870,000.
- The standout sale was 25 CHEPANA ST at \$1,370,000 on 26 Aug — 52% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 CHEPANA ST	Residential	\$1,370,000	26 Aug
12 EAGLE PL	Residential	\$1,310,000	27 Aug
12 BOOMERANG ST	Residential	\$1,100,000	12 Aug
75 SEASIDE DR	Residential	\$950,000	31 Aug
2 B MONICA PL	Residential	\$930,000	12 Aug
71 SEASIDE DR	Residential	\$900,000	11 Aug
65 SEASIDE DR	Residential	\$822,000	24 Aug
2/1649 OCEAN DR	Residential	\$660,000	28 Aug
1350 OCEAN DR	Residential	\$600,000	26 Aug
4 TIGER QUOLL DR	Residential	\$510,000	25 Aug
1350 OCEAN DR	Vacant land	\$505,000	26 Aug