SOLD NSW · PROPERTY MARKET REPORT

Lake cathie NSW 2445

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
30 -14	$930,000 +9%	$990,480 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,830,000	$475,000	$27.36M

POSTCODE 2445 RENTAL MARKET · SEPTEMBER 2026

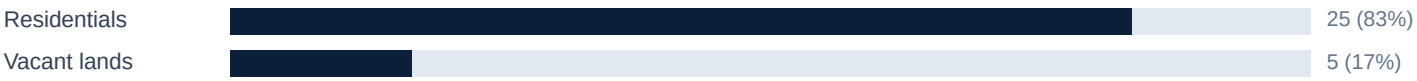
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$673	14

Figures cover the entire 2445 postcode area, not Lake cathie alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$930,000 +9%	$990,480 +8%	30 -32%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 30 properties settled in Lake cathie NSW 2445 in August–October 2026 — 25 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 9% to $930,000, up from $850,000 in May–July 2026.
- Residentials accounted for 83% of sales (25 of 30), compared to 17% for vacant lands (5).
- Prices ranged widely — from $475,000 to $1,830,000, a spread of $1,355,000.
- The standout sale was 1 SHEARWATER CT at $1,830,000 on 7 Sep — 97% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 SHEARWATER CT	Residential	**$1,830,000**	7 Sep
7 FISHERMENS WAY	Residential	**$1,695,000**	23 Oct
25 CHEPANA ST	Residential	**$1,370,000**	26 Aug
16 SANDY SHORES AVE	Residential	**$1,350,000**	4 Sep
12 EAGLE PL	Residential	**$1,310,000**	27 Aug
21 AQUARIUS AVE	Residential	**$1,180,000**	28 Sep
32 FIONA CRES	Residential	**$1,175,000**	15 Sep
12 BOOMERANG ST	Residential	**$1,100,000**	12 Aug
34 BOUNTY AVE	Residential	**$1,085,000**	13 Oct
42 ABEL TASMAN DR	Residential	**$1,070,000**	22 Oct
12 A MARINE PDE	Residential	**$965,000**	24 Sep

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.