

Lake heights NSW 2502

January 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +9	MEDIAN PRICE \$973,000 +14%	AVERAGE PRICE \$1,037,950 +22%
HIGHEST SALE \$1,300,000	LOWEST SALE \$610,000	TOTAL VALUE \$9.95M

POSTCODE 2502 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$616	OBSERVATIONS 31
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Figures cover the entire 2502 postcode area, not Lake heights alone. Rental period: August 2026.

COMPARED TO DECEMBER 2025

MEDIAN PRICE \$973,000 +14%	AVERAGE PRICE \$1,037,950 +22%	TOTAL SALES 10 +900%
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PROPERTY TYPE BREAKDOWN

Residential		9 (90%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Lake heights NSW 2502 in January 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 14% to \$973,000, up from \$850,000 in December.
- Residential accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$610,000 to \$1,300,000, a spread of \$690,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 HINGSTON CL	Residential	\$1,300,000	20 Jan
20 HINGSTON CL	Residential	\$1,300,000	20 Jan
40 HASSAN ST	Residential	\$1,200,000	12 Jan
288 NORTHCLIFFE DR	Residential	\$1,040,000	13 Jan
228 FLAGSTAFF RD	Residential	\$973,000	14 Jan
46 NOBLE PDE	Residential	\$933,550	27 Jan
6 ARNOLD CRES	Residential	\$920,000	27 Jan
93 DENISE ST	Residential	\$885,000	27 Jan
6/15 HINGSTON CL	Residential	\$790,000	30 Jan
45 HASSAN ST	Vacant land	\$610,000	20 Jan