SOLD NSW · PROPERTY MARKET REPORT

Lake heights NSW 2502

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 +2	$900,000 -1%	$947,188 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,450,000	$725,000	$15.15M

POSTCODE 2502 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$613	$671	40

Figures cover the entire 2502 postcode area, not Lake heights alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$900,000 -1%	$947,188 -11%	16 +14%

PROPERTY TYPE BREAKDOWN

Residentials — 16 (100%)

KEY MARKET INSIGHTS

- 16 properties settled in Lake heights NSW 2502 in August–October 2026.
- The median sale price fell 1% to $900,000, down from $905,000 in May–July 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $725,000 to $1,450,000, a spread of $725,000.
- The standout sale was 161 NORTHCLIFFE DR at $1,450,000 on 19 Aug — 61% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
161 NORTHCLIFFE DR	Residential	**$1,450,000**	19 Aug
89 B WHIMBREL AVE	Residential	**$1,170,000**	18 Sep
88 BARINA AVE	Residential	**$1,150,000**	4 Aug
219 FLAGSTAFF RD	Residential	**$960,000**	18 Aug
35 HASSAN ST	Residential	**$960,000**	14 Oct
102 WERINGA AVE	Residential	**$940,000**	10 Sep
72 BARINA AVE	Residential	**$930,000**	31 Aug
37 BUENA VISTA AVE	Residential	**$900,000**	25 Aug
3/10 AITKIN PL	Residential	**$900,000**	23 Sep
32 CANBERRA RD	Residential	**$890,000**	2 Sep
20 KARRABAH CRES	Residential	**$880,000**	3 Aug
11 BARINA AVE	Residential	**$865,000**	21 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.