SOLD NSW · PROPERTY MARKET REPORT

Lake illawarra NSW 2528

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -4	$810,000 -19%	$855,409 -53%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,500,000	$576,000	$10.71M

POSTCODE 2528 RENTAL MARKET · SEPTEMBER 2026

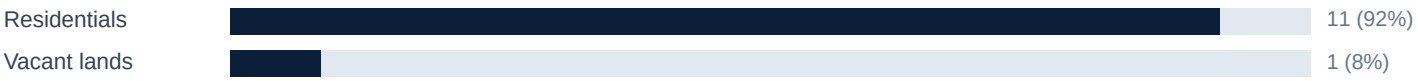
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$658	42

Figures cover the entire 2528 postcode area, not Lake illawarra alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$810,000 -19%	$855,409 -53%	12 -25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Lake illawarra NSW 2528 in August–October 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 19% to $810,000, down from $1,000,000 in May–July 2026.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from $576,000 to $1,500,000, a spread of $924,000.
- The standout sale was 48 ADDISON AVE at $1,500,000 on 4 Aug — 85% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
48 ADDISON AVE	Residential	**$1,500,000**	4 Aug
166 PUR PUR AVE	Vacant land	**$1,300,000**	8 Oct
4/2 ADDISON AVE	Residential	**$1,000,000**	28 Oct
149 PUR PUR AVE	Residential	**$955,000**	9 Sep
6 ELOUERA ST	Residential	**$895,000**	2 Oct
26 BEATON ST	Residential	**$850,000**	29 Oct
3/20 ADDISON AVE	Residential	**$810,000**	10 Sep
3/73 PUR PUR AVE	Residential	**$750,000**	31 Aug
1/15 GROVE CCT	Residential	**$737,500**	31 Aug
2/66 PUR PUR AVE	Residential	**$720,000**	16 Oct
2/17 PUR PUR AVE	Residential	**$616,000**	25 Aug

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.