SOLD NSW · PROPERTY MARKET REPORT

Lake munmorah NSW 2259

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -11	$850,000 +9%	$1,018,636 +32%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$544,500	$11.75M

POSTCODE 2259 RENTAL MARKET · SEPTEMBER 2026

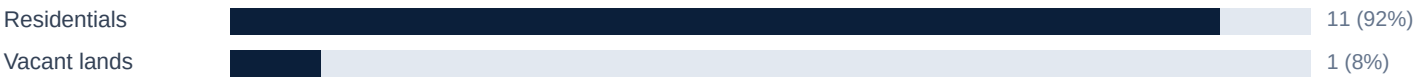
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$660	$657	159

Figures cover the entire 2259 postcode area, not Lake munmorah alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$850,000 +9%	$1,018,636 +32%	12 -48%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Lake munmorah NSW 2259 in August–October 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 9% to $850,000, up from $780,000 in May–July 2026.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from $544,500 to $1,800,000, a spread of $1,255,500.
- The standout sale was 32 ANDREW ST at $1,800,000 on 2 Oct — 112% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
32 ANDREW ST	Residential	**$1,800,000**	2 Oct
80 ANITA AVE	Residential	**$1,500,000**	10 Aug
51 TERENCE AVE	Residential	**$1,250,000**	21 Oct
91 ANITA AVE	Residential	**$1,120,000**	25 Sep
10 POSSUM ST	Residential	**$868,000**	28 Aug
648 PACIFIC HWY	Residential	**$850,000**	28 Sep
13 ROSEMOUNT AVE	Residential	**$820,000**	5 Aug
26 A FAY ST	Residential	**$787,500**	15 Oct
6 ANNABEL AVE	Residential	**$742,000**	19 Oct
51 LAUREN AVE	Residential	**$740,000**	24 Aug
25 WOODBRIDGE CRES	Residential	**$727,500**	10 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.