

Lambton NSW 2299

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +8	MEDIAN PRICE \$1,187,500 +6%	AVERAGE PRICE \$1,155,714 -1%
HIGHEST SALE \$1,800,000	LOWEST SALE \$450,000	TOTAL VALUE \$16.18M

POSTCODE 2299 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$368	AVERAGE WEEKLY RENT \$444	OBSERVATIONS 82
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Figures cover the entire 2299 postcode area, not Lambton alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,187,500 +6%	AVERAGE PRICE \$1,155,714 -1%	TOTAL SALES 14 +133%
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PROPERTY TYPE BREAKDOWN

Residential	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in Lambton NSW 2299 in August 2026.
- The median sale price rose 6% to \$1,187,500, up from \$1,120,000 in July.
- All 14 recorded sales were residential.
- Prices ranged widely — from \$450,000 to \$1,800,000, a spread of \$1,350,000.
- The standout sale was 51 A DURHAM RD at \$1,800,000 on 26 Aug — 52% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
51 A DURHAM RD	Residential	\$1,800,000	26 Aug
37 DICKSON ST	Residential	\$1,425,000	25 Aug
2 ELDER ST	Residential	\$1,415,000	21 Aug
119 YOUNG RD	Residential	\$1,400,000	31 Aug
30 ILLALUNG RD	Residential	\$1,375,000	17 Aug
79 WYONG RD	Residential	\$1,340,000	18 Aug
49 TURNER ST	Residential	\$1,300,000	26 Aug
37 DRYSDALE DR	Residential	\$1,075,000	4 Aug
36 A PEARSON ST	Residential	\$1,065,000	5 Aug
11 FLORIDA AVE	Residential	\$995,000	28 Aug
47 CROUDACE ST	Residential	\$925,000	28 Aug
36 ORLANDO RD	Residential	\$850,000	10 Aug