SOLD NSW · PROPERTY MARKET REPORT

Lambton NSW 2299

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
29 -3	$1,062,500 -10%	$1,139,607 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,350,000	$450,000	$33.28M

POSTCODE 2299 RENTAL MARKET · SEPTEMBER 2026

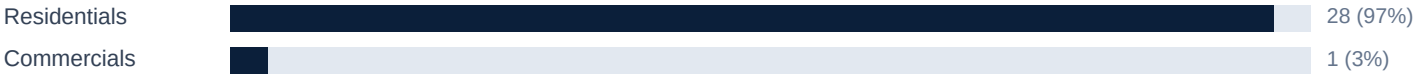
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$615	$572	75

Figures cover the entire 2299 postcode area, not Lambton alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,062,500 -10%	$1,139,607 -7%	29 -9%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 29 properties settled in Lambton NSW 2299 in August–October 2026 — 28 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 10% to $1,062,500, down from $1,180,250 in May–July 2026.
- Residentials accounted for 97% of sales (28 of 29), compared to 3% for commercials (1).
- Prices ranged widely — from $450,000 to $2,350,000, a spread of $1,900,000.
- The standout sale was 14 MOREHEAD ST at $2,350,000 on 18 Sep — 121% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 MOREHEAD ST	Residential	**$2,350,000**	18 Sep
51 A DURHAM RD	Residential	**$1,800,000**	26 Aug
83 HOWE ST	Residential	**$1,625,000**	23 Sep
148 YOUNG RD	Residential	**$1,625,000**	18 Sep
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
124 ELDER ST	Commercial	**$1,368,300**	4 Sep
79 WYONG RD	Residential	**$1,340,000**	18 Aug
49 TURNER ST	Residential	**$1,300,000**	26 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.