SOLD NSW · PROPERTY MARKET REPORT

Lemon tree passage NSW 2319

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +9	$787,500 +1%	$814,325 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,257,500	$320,000	$8.46M

POSTCODE 2319 RENTAL MARKET · SEPTEMBER 2026

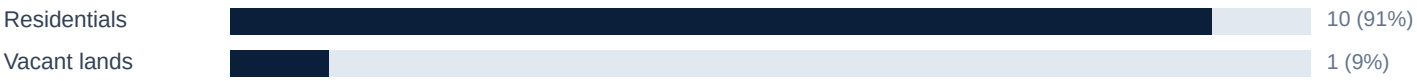
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$644	17

Figures cover the entire 2319 postcode area, not Lemon tree passage alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$787,500 +1%	$814,325 +5%	11 +450%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Lemon tree passage NSW 2319 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to $787,500, up from $777,500 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $320,000 to $1,257,500, a spread of $937,500.
- The standout sale was 33 WHITBREAD DR at $1,257,500 on 9 Oct — 60% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
33 WHITBREAD DR	Residential	**$1,257,500**	9 Oct
15 CAMBRIDGE AVE	Residential	**$940,750**	20 Oct
6 MEREDITH AVE	Residential	**$850,000**	2 Oct
72 DEAN PDE	Residential	**$845,000**	9 Oct
30 GOULD DR	Residential	**$795,000**	7 Oct
65 GOULD DR	Residential	**$780,000**	2 Oct
10 DEAN PDE	Residential	**$770,000**	23 Oct
9 HUTCHESON RD	Residential	**$765,000**	21 Oct
13/4 BLANCH ST	Residential	**$585,000**	20 Oct
19/4 A BLANCH ST	Residential	**$555,000**	7 Oct
18 SHEARMAN AVE	Vacant land	**$320,000**	12 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.