

# Medowie NSW 2318

September 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

|                                    |                                                |                                                |
|------------------------------------|------------------------------------------------|------------------------------------------------|
| TOTAL SALES<br>17<br><div>+8</div> | MEDIAN PRICE<br>\$1,100,000<br><div>+25%</div> | AVERAGE PRICE<br>\$1,058,000<br><div>-6%</div> |
| HIGHEST SALE<br>\$1,285,000        | LOWEST SALE<br>\$775,000                       | TOTAL VALUE<br>\$17.99M                        |

POSTCODE 2318 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$670 | AVERAGE WEEKLY RENT<br>\$695 | OBSERVATIONS<br>14 |
|-----------------------------|------------------------------|--------------------|

Figures cover the entire 2318 postcode area, not Medowie alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

|                                                |                                                |                                      |
|------------------------------------------------|------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$1,100,000<br><div>+25%</div> | AVERAGE PRICE<br>\$1,058,000<br><div>-6%</div> | TOTAL SALES<br>17<br><div>+89%</div> |
|------------------------------------------------|------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|             |  |           |
|-------------|--|-----------|
| Residential |  | 17 (100%) |
|-------------|--|-----------|

KEY MARKET INSIGHTS

- 17 properties settled in Medowie NSW 2318 in September 2026.
- The median sale price rose 25% to \$1,100,000, up from \$880,000 in August.
- All 17 recorded sales were residentials.
- Prices ranged widely — from \$775,000 to \$1,285,000, a spread of \$510,000.

SALES RECORDED THIS MONTH

| ADDRESS          | TYPE        | SOLD PRICE  | DATE   |
|------------------|-------------|-------------|--------|
| 51 LEWIS DR      | Residential | \$1,285,000 | 14 Sep |
| 32 KIRRANG DR    | Residential | \$1,280,000 | 15 Sep |
| 38 SYLVAN AVE    | Residential | \$1,275,000 | 4 Sep  |
| 71 SYLVAN AVE    | Residential | \$1,230,000 | 3 Sep  |
| 45 CAROLINA RD   | Residential | \$1,225,000 | 16 Sep |
| 26 WESTERN RD    | Residential | \$1,210,000 | 15 Sep |
| 20 WILGA RD      | Residential | \$1,200,000 | 2 Sep  |
| 18 BOWER RD      | Residential | \$1,180,000 | 15 Sep |
| 23 LIBERTY RD    | Residential | \$1,100,000 | 14 Sep |
| 56 MACADAMIA CCT | Residential | \$1,040,000 | 16 Sep |
| 32 FERODALE RD   | Residential | \$940,000   | 9 Sep  |
| 4 MEDINAH PNT    | Residential | \$920,000   | 15 Sep |
| 36 NORTHVIEW CCT | Residential | \$865,000   | 16 Sep |
| 11 KUNZEA CL     | Residential | \$840,000   | 2 Sep  |