SOLD NSW · PROPERTY MARKET REPORT

Medowie NSW 2318

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -17	$1,017,500 +8%	$1,035,379 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,650,000	$413,791	$10.35M

POSTCODE 2318 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$698	$704	32

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,017,500 +8%	$1,035,379 +2%	10 -63%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Medowie NSW 2318 in October 2026.
- The median sale price rose 8% to $1,017,500, up from $940,000 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $413,791 to $1,650,000, a spread of $1,236,209.
- The standout sale was 93 SOUTH ST at $1,650,000 on 6 Oct — 62% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
93 SOUTH ST	Residential	**$1,650,000**	6 Oct
13 WINDEYER CL	Residential	**$1,630,000**	14 Oct
58 ROYAL AVE	Residential	**$1,290,000**	26 Oct
4 SANDALWOOD AVE	Residential	**$1,150,000**	12 Oct
29 ROYAL AVE	Residential	**$1,115,000**	6 Oct
5 NUT BUSH DR	Residential	**$920,000**	2 Oct
11 TUPELO ST	Residential	**$750,000**	2 Oct
15 MIDDLEBY GR	Residential	**$730,000**	2 Oct
9 MIDDLEBY GR	Residential	**$705,000**	2 Oct
13 GLANMORGAN AVE	Residential	**$413,791**	26 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.