

Mount hutton NSW 2290

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 32 +20	MEDIAN PRICE \$710,000 -18%	AVERAGE PRICE \$884,000 -22%
HIGHEST SALE \$1,480,000	LOWEST SALE \$360,000	TOTAL VALUE \$16.68M

POSTCODE 2290 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$687	OBSERVATIONS 82
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Figures cover the entire 2290 postcode area, not Mount hutton alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$710,000 -18%	AVERAGE PRICE \$884,000 -22%	TOTAL SALES 32 +167%
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PROPERTY TYPE BREAKDOWN

Vacant lands		27 (84%)
Residentials		5 (16%)

KEY MARKET INSIGHTS

- 32 properties settled in Mount hutton NSW 2290 in September 2026 — 5 residential and 27 non-residential (commercial or land).
- The residential median sale price fell 18% to \$710,000, down from \$870,000 in August.
- Vacant lands accounted for 84% of sales (27 of 32), compared to 16% for residentials (5).
- Prices ranged widely — from \$360,000 to \$1,480,000, a spread of \$1,120,000.
- The standout sale was 5 EVITA PL at \$1,480,000 on 11 Sep — 108% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 EVITA PL	Residential	\$1,480,000	11 Sep
12 MERRIVALE RD	Residential	\$880,000	15 Sep
12/31 HELEN ST	Residential	\$710,000	1 Sep
2/4 IBIS CL	Residential	\$685,000	4 Sep
17/20 COWMEADOW RD	Residential	\$665,000	10 Sep
310 WARNERS BAY RD	Vacant land	\$575,000	10 Sep
300 WARNERS BAY RD	Vacant land	\$575,000	10 Sep
314 WARNERS BAY RD	Vacant land	\$550,000	10 Sep
314 WARNERS BAY RD	Vacant land	\$525,000	10 Sep
314 WARNERS BAY RD	Vacant land	\$520,000	10 Sep
314 WARNERS BAY RD	Vacant land	\$500,000	10 Sep