SOLD NSW · PROPERTY MARKET REPORT

Mount hutton NSW 2290

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
53 +28	$820,000 -4%	$948,895 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$360,000	$33.23M

POSTCODE 2290 RENTAL MARKET · SEPTEMBER 2026

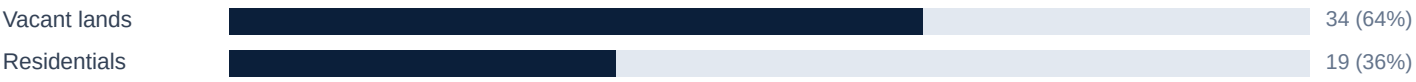
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$714	64

Figures cover the entire 2290 postcode area, not Mount hutton alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$820,000 -4%	$948,895 +7%	53 +112%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 53 properties settled in Mount hutton NSW 2290 in August–October 2026 — 19 residential and 34 non-residential (commercial or land).
- The residential median sale price fell 4% to $820,000, down from $850,000 in May–July 2026.
- Vacant lands accounted for 64% of sales (34 of 53), compared to 36% for residentials (19).
- Prices ranged widely — from $360,000 to $2,600,000, a spread of $2,240,000.
- The standout sale was 200 WARNERS BAY RD at $2,600,000 on 5 Aug — 217% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
200 WARNERS BAY RD	Residential	**$2,600,000**	5 Aug
5 EVITA PL	Residential	**$1,480,000**	11 Sep
2 SYLVIA PL	Residential	**$1,160,000**	17 Aug
10 MELODY LANE	Residential	**$1,110,000**	28 Oct
16 NURSERY GR	Residential	**$950,000**	25 Aug
16 KESTREL AVE	Residential	**$908,000**	2 Oct
12 MERRIVALE RD	Residential	**$880,000**	15 Sep
12 TOMAGA PDE	Residential	**$870,000**	21 Aug
9 HARMONY CRES	Residential	**$850,000**	10 Aug
1 BLUE GUM CT	Residential	**$820,000**	22 Sep
3/74 TENNENT RD	Residential	**$815,000**	25 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.