SOLD NSW · PROPERTY MARKET REPORT

Mount warrigal NSW 2528

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 +4	$860,000 -9%	$911,591 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,355,000	$382,000	$20.05M

POSTCODE 2528 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$658	42

Figures cover the entire 2528 postcode area, not Mount warrigal alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$860,000 -9%	$911,591 -3%	22 +22%

PROPERTY TYPE BREAKDOWN

Residentials — 22 (100%)

KEY MARKET INSIGHTS

- 22 properties settled in Mount warrigal NSW 2528 in August–October 2026.
- The median sale price fell 9% to $860,000, down from $940,000 in May–July 2026.
- All 22 recorded sales were residentials.
- Prices ranged widely — from $382,000 to $1,355,000, a spread of $973,000.
- The standout sale was 46 HENRICKS PDE at $1,355,000 on 17 Aug — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
46 HENRICKS PDE	Residential	**$1,355,000**	17 Aug
50 CUTHBERT DR	Residential	**$1,335,000**	18 Aug
32 LAWRENCE AVE	Residential	**$1,235,000**	18 Sep
9 LYONS AVE	Residential	**$1,124,000**	15 Oct
88 MADIGAN BVD	Residential	**$1,020,000**	7 Aug
7 THEILE PL	Residential	**$986,500**	20 Aug
22 MATTHEWS DR	Residential	**$940,000**	10 Aug
2 DICKSON AVE	Residential	**$937,500**	1 Sep
31 ROWLEY AVE	Residential	**$930,000**	20 Aug
20 ANDREW CRES	Residential	**$920,000**	28 Aug
39 GARRARD AVE	Residential	**$865,000**	8 Oct
7 WOOD AVE	Residential	**$855,000**	11 Sep

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.