

New lambton NSW 2305

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -1	MEDIAN PRICE \$1,000,000 -17%	AVERAGE PRICE \$1,098,045 -9%
HIGHEST SALE \$1,600,000	LOWEST SALE \$467,500	TOTAL VALUE \$12.08M

POSTCODE 2305 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$750	AVERAGE WEEKLY RENT \$804	OBSERVATIONS 26
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Figures cover the entire 2305 postcode area, not New lambton alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,000,000 -17%	AVERAGE PRICE \$1,098,045 -9%	TOTAL SALES 11 -8%
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PROPERTY TYPE BREAKDOWN

Residentials	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in New lambton NSW 2305 in September 2026.
- The median sale price fell 17% to \$1,000,000, down from \$1,200,000 in August.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$467,500 to \$1,600,000, a spread of \$1,132,500.
- The standout sale was 290 LAMBTON RD at \$1,600,000 on 4 Sep — 60% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
290 LAMBTON RD	Residential	\$1,600,000	4 Sep
33 COLLAROY RD	Residential	\$1,500,000	1 Sep
1 STURDEE ST	Residential	\$1,350,000	16 Sep
22 WATSON ST	Residential	\$1,315,000	9 Sep
298 LAMBTON RD	Residential	\$1,196,000	17 Sep
34 BRIDGES RD	Residential	\$1,000,000	10 Sep
23 CARNLEY AVE	Residential	\$1,000,000	15 Sep
116 KINGS RD	Residential	\$985,000	4 Sep
1 RUSSELL RD	Residential	\$950,000	8 Sep
3/98 REGENT ST	Residential	\$715,000	16 Sep
1/71 REGENT ST	Residential	\$467,500	10 Sep