SOLD NSW · PROPERTY MARKET REPORT

New lambton NSW 2305

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -7	$1,305,500 -1%	$1,473,250 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,570,000	$810,000	$22.39M

POSTCODE 2305 RENTAL MARKET · SEPTEMBER 2026

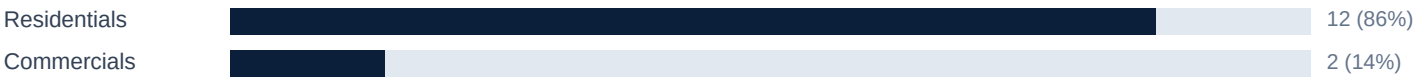
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$759	35

Figures cover the entire 2305 postcode area, not New lambton alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,305,500 -1%	$1,473,250 +8%	14 -33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in New lambton NSW 2305 in October 2026 — 12 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 1% to $1,305,500, down from $1,325,000 in September 2026.
- Residentials accounted for 86% of sales (12 of 14), compared to 14% for commercials (2).
- Prices ranged widely — from $810,000 to $2,570,000, a spread of $1,760,000.
- The standout sale was 40 PORTLAND PL at $2,570,000 on 28 Oct — 97% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 PORTLAND PL	Residential	**$2,570,000**	28 Oct
199 LAMBTON RD	Commercial	**$2,365,000**	27 Oct
105 REGENT ST	Commercial	**$2,350,000**	1 Oct
21 HENLEY ST	Residential	**$2,110,000**	15 Oct
31 REGENT LANE	Residential	**$2,000,000**	9 Oct
52 WATSON ST	Residential	**$1,940,000**	14 Oct
12 ST GEORGES RD	Residential	**$1,400,000**	26 Oct
4 A FREEMAN ST	Residential	**$1,335,000**	15 Oct
3 RUDGE ST	Residential	**$1,276,000**	23 Oct
6 BLAMEY AVE	Residential	**$1,240,000**	2 Oct
30 STURDEE ST	Residential	**$1,150,000**	7 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.