

Newcastle west NSW 2302

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 +9	MEDIAN PRICE \$1,070,000 -30%	AVERAGE PRICE \$1,350,824 -7%
HIGHEST SALE \$3,775,000	LOWEST SALE \$522,500	TOTAL VALUE \$23.49M

POSTCODE 2302 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$693	OBSERVATIONS 13
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Figures cover the entire 2302 postcode area, not Newcastle west alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$1,070,000 -30%	AVERAGE PRICE \$1,350,824 -7%	TOTAL SALES 18 +100%
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PROPERTY TYPE BREAKDOWN

Residential		17 (94%)
Offices		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Newcastle west NSW 2302 in June 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 30% to \$1,070,000, down from \$1,521,750 in May.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for offices (1).
- Prices ranged widely — from \$522,500 to \$3,775,000, a spread of \$3,252,500.
- The standout sale was 8 WOOD ST at \$3,775,000 on 19 Jun — 253% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 WOOD ST	Residential	\$3,775,000	19 Jun
6 WOOD ST	Residential	\$3,775,000	19 Jun
1003/770 HUNTER ST	Residential	\$1,400,000	9 Jun
92/741 HUNTER ST	Residential	\$1,375,000	29 Jun
410/15 NATIONAL PARK ST	Residential	\$1,360,000	5 Jun
1703/464 KING ST	Residential	\$1,315,000	15 Jun
601/4 RAVENSHAW ST	Residential	\$1,285,000	9 Jun
3/118 PARRY ST	Residential	\$1,150,000	22 Jun
504/470 KING ST	Residential	\$1,070,000	24 Jun
82/741 HUNTER ST	Residential	\$1,040,000	5 Jun
107 C/741 HUNTER ST	Residential	\$1,040,000	5 Jun