SOLD NSW · PROPERTY MARKET REPORT

Newcastle west NSW 2302

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -23	$950,000 -16%	$954,750 -26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,730,000	$552,500	$11.92M

POSTCODE 2302 RENTAL MARKET · SEPTEMBER 2026

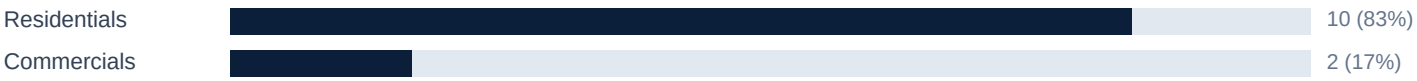
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$760	$797	16

Figures cover the entire 2302 postcode area, not Newcastle west alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$950,000 -16%	$954,750 -26%	12 -66%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Newcastle west NSW 2302 in August–October 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 16% to $950,000, down from $1,125,000 in May–July 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 17% for commercials (2).
- Prices ranged widely — from $552,500 to $1,730,000, a spread of $1,177,500.
- The standout sale was 1601/466 KING ST at $1,730,000 on 21 Oct — 82% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1601/466 KING ST	Residential	**$1,730,000**	21 Oct
7/69 PARRY ST	Commercial	**$1,496,000**	23 Sep
1203/464 KING ST	Residential	**$1,200,000**	26 Aug
401/770 HUNTER ST	Residential	**$1,000,000**	2 Oct
810/15 NATIONAL PARK ST	Residential	**$995,000**	14 Sep
804/11 NATIONAL PARK ST	Residential	**$970,000**	28 Sep
406/11 NATIONAL PARK ST	Residential	**$930,000**	14 Aug
2/13 NATIONAL PARK ST	Commercial	**$880,000**	7 Oct
139 PARRY ST	Residential	**$860,000**	18 Sep
708/25 BELLEVUE ST	Residential	**$715,000**	3 Aug
114/5 TUDOR ST	Residential	**$595,000**	31 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.