SOLD NSW · PROPERTY MARKET REPORT

Smiths lake NSW 2428

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -12	$790,000 -8%	$896,182 -13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$645,000	$9.86M

POSTCODE 2428 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$580	$588	75

Figures cover the entire 2428 postcode area, not Smiths lake alone. Rental period: September 2026.

COMPARED TO FEBRUARY–APRIL 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$790,000 -8%	$896,182 -13%	11 -52%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Smiths lake NSW 2428 in May–July 2026.
- The median sale price fell 8% to $790,000, down from $860,000 in February–April 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $645,000 to $1,800,000, a spread of $1,155,000.
- The standout sale was 5 LAUFF RD at $1,800,000 on 18 Jun — 128% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 LAUFF RD	Residential	**$1,800,000**	18 Jun
96 PATSYS FLAT RD	Residential	**$1,000,000**	27 May
6 TROPIC GARDENS DR	Residential	**$980,000**	8 May
10 FOURTH RIDGE RD	Residential	**$899,000**	12 May
6 NEW FORSTER RD	Residential	**$850,000**	3 Jun
74 PATSYS FLAT RD	Residential	**$790,000**	28 May
22 MACWOOD RD	Residential	**$775,000**	22 Jun
37 MACWOOD RD	Residential	**$730,000**	18 Jun
23 CHARLES ST	Residential	**$729,000**	10 Jun
23 THE JACK	Residential	**$660,000**	14 May
9 SECOND RIDGE RD	Residential	**$645,000**	1 Jul

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · May–July 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.