SOLD NSW · PROPERTY MARKET REPORT

The hill NSW 2300

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -13	$715,000 -38%	$989,545 -33%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$40,000	$10.88M

POSTCODE 2300 RENTAL MARKET · SEPTEMBER 2026

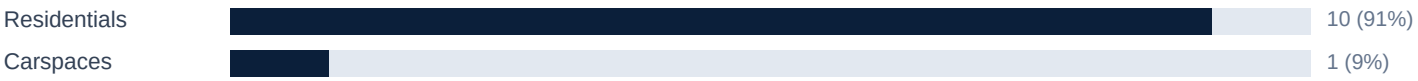
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$713	76

Figures cover the entire 2300 postcode area, not The hill alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$715,000 -38%	$989,545 -33%	11 -54%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in The hill NSW 2300 in August–October 2026.
- The median sale price fell 38% to $715,000, down from $1,151,633 in May–July 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for carspaces (1).
- Prices ranged widely — from $40,000 to $3,000,000, a spread of $2,960,000.
- The standout sale was 22 NESCA PDE at $3,000,000 on 26 Aug — 320% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 NESCA PDE	Residential	**$3,000,000**	26 Aug
23 TYRRELL ST	Residential	**$1,950,000**	12 Aug
2/56 TYRRELL ST	Residential	**$1,360,000**	21 Aug
5/7 TYRRELL ST	Residential	**$885,000**	2 Oct
14/57 NESCA PDE	Residential	**$750,000**	16 Sep
7/90 TYRRELL ST	Residential	**$715,000**	28 Aug
3/15 HILLVIEW CRES	Residential	**$575,000**	26 Aug
10/53 NESCA PDE	Residential	**$550,000**	13 Oct
3/27 NESCA PDE	Residential	**$535,000**	13 Oct
10/34 LEMNOS PDE	Residential	**$525,000**	17 Aug
21/34 LEMNOS PDE	Carspace	**$40,000**	17 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.