SOLD NSW · PROPERTY MARKET REPORT

Warabrook NSW 2304

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$855,000	$906,786

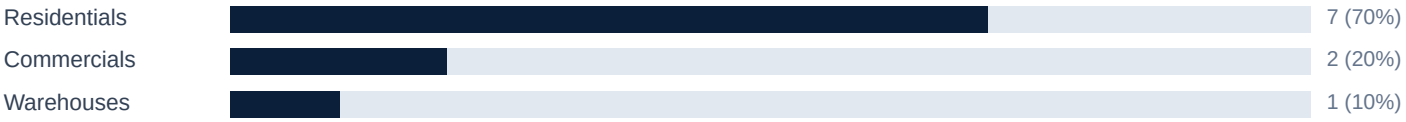
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,550,000	$225,000	$8.92M

POSTCODE 2304 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$600	58

Figures cover the entire 2304 postcode area, not Warabrook alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Warabrook NSW 2304 in August–October 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price for the period was $855,000.
- Residentials accounted for 70% of sales (7 of 10), compared to 20% for commercials (2).
- Prices ranged widely — from $225,000 to $1,550,000, a spread of $1,325,000.
- The standout sale was 2/8 ROSEGUM RD at $1,550,000 on 1 Oct — 81% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/8 ROSEGUM RD	Commercial	**$1,550,000**	1 Oct
7 OLEARIA CRES	Residential	**$1,175,000**	18 Sep
13 COACHWOOD DR	Residential	**$1,157,500**	3 Sep
3/33 WARABROOK BVD	Residential	**$915,000**	17 Aug
2/44 BAKERI CCT	Residential	**$855,000**	27 Aug
1/8 ROSEGUM RD	Commercial	**$800,000**	1 Oct
1/13 FLORIBUNDA CL	Residential	**$775,000**	20 Aug
2/16 A ANGOPHORA DR	Residential	**$750,000**	24 Aug
22 MELLIODORA CL	Residential	**$720,000**	18 Sep
1/31 WARABROOK BVD	Warehouse	**$225,000**	22 Oct

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.