SOLD NSW · PROPERTY MARKET REPORT

Waratah west NSW 2298

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +17	$789,990 +32%	$806,353 +34%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$940,000	$749,990	$15.32M

POSTCODE 2298 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$653	39

Figures cover the entire 2298 postcode area, not Waratah west alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$789,990 +32%	$806,353 +34%	19 +850%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Waratah west NSW 2298 in October 2026.
- The median sale price rose 32% to $789,990, up from $600,000 in September 2026.
- All 19 recorded sales were residentials.
- Sale prices were relatively consistent, ranging from $749,990 to $940,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 MORPETH RD	Residential	**$940,000**	6 Oct
79 UNIVERSITY DR	Residential	**$859,990**	1 Oct
79 UNIVERSITY DR	Residential	**$859,990**	23 Oct
11 ACACIA AVE	Residential	**$855,000**	6 Oct
79 UNIVERSITY DR	Residential	**$830,000**	6 Oct
79 UNIVERSITY DR	Residential	**$830,000**	8 Oct
79 UNIVERSITY DR	Residential	**$819,990**	1 Oct
79 UNIVERSITY DR	Residential	**$819,990**	15 Oct
79 UNIVERSITY DR	Residential	**$799,990**	6 Oct
79 UNIVERSITY DR	Residential	**$789,990**	28 Oct
79 UNIVERSITY DR	Residential	**$785,990**	13 Oct
79 UNIVERSITY DR	Residential	**$776,840**	23 Oct
79 UNIVERSITY DR	Residential	**$775,990**	1 Oct
79 UNIVERSITY DR	Residential	**$775,990**	28 Oct

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