

Warnervale NSW 2259

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +10	MEDIAN PRICE \$707,000 -13%	AVERAGE PRICE \$691,500 -15%
HIGHEST SALE \$950,000	LOWEST SALE \$340,000	TOTAL VALUE \$9.16M

POSTCODE 2259 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$700	OBSERVATIONS 155
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Figures cover the entire 2259 postcode area, not Warnervale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$707,000 -13%	AVERAGE PRICE \$691,500 -15%	TOTAL SALES 14 +250%
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PROPERTY TYPE BREAKDOWN

Vacant lands		8 (57%)
Residentials		6 (43%)

KEY MARKET INSIGHTS

- 14 properties settled in Warnervale NSW 2259 in August 2026 — 6 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 13% to \$707,000, down from \$810,000 in July.
- Vacant lands accounted for 57% of sales (8 of 14), compared to 43% for residentials (6).
- Prices ranged widely — from \$340,000 to \$950,000, a spread of \$610,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
32 A ALDENHAM RD	Residential	\$950,000	21 Aug
7 MISHKA CL	Residential	\$875,000	20 Aug
56 SONGLARK AVE	Residential	\$715,000	20 Aug
23 REDSHANK DR	Residential	\$699,000	18 Aug
49 RAILWAY RD	Vacant land	\$670,000	31 Aug
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49 RAILWAY RD	Vacant land	\$655,000	31 Aug
49 RAILWAY RD	Vacant land	\$645,000	31 Aug
27 HEDLEY RD	Vacant land	\$630,000	18 Aug
3 HEDLEY RD	Vacant land	\$615,000	5 Aug
49 RAILWAY RD	Vacant land	\$590,000	31 Aug
49 RAILWAY RD	Residential	\$570,000	31 Aug
157 RAILWAY RD	Vacant land	\$549,000	7 Aug