

Warrawong NSW 2502

June 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$910,000 -4%	AVERAGE PRICE \$930,429 -4%
HIGHEST SALE \$14,000,000	LOWEST SALE \$650,000	TOTAL VALUE \$48.51M

POSTCODE 2502 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$616	OBSERVATIONS 31
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Figures cover the entire 2502 postcode area, not Warrawong alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$910,000 -4%	AVERAGE PRICE \$930,429 -4%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Residentials		7 (70%)
Commercials		3 (30%)

KEY MARKET INSIGHTS

- 10 properties settled in Warrawong NSW 2502 in June 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 4% to \$910,000, down from \$944,600 in May.
- Residentials accounted for 70% of sales (7 of 10), compared to 30% for commercials (3).
- Prices ranged widely — from \$650,000 to \$14,000,000, a spread of \$13,350,000.
- The standout sale was 178 COWPER ST at \$14,000,000 on 30 Jun — 1438% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
178 COWPER ST	Commercial	\$14,000,000	30 Jun
53 KING ST	Commercial	\$14,000,000	30 Jun
51 KING ST	Commercial	\$14,000,000	30 Jun
16 BENT ST	Residential	\$1,223,000	22 Jun
5 BENT ST	Residential	\$1,110,000	2 Jun
48 VERMONT RD	Residential	\$1,080,000	3 Jun
8 TODD ST	Residential	\$910,000	1 Jun
3 MINNEGANG ST	Residential	\$850,000	30 Jun
3/2 A HOSKINS AVE	Residential	\$690,000	26 Jun
12/68 JANE AVE	Residential	\$650,000	2 Jun