SOLD NSW · PROPERTY MARKET REPORT

Warrawong NSW 2502

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -4	$843,500 -8%	$806,571 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,200,000	$370,000	$11.29M

POSTCODE 2502 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$613	$671	40

Figures cover the entire 2502 postcode area, not Warrawong alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$843,500 -8%	$806,571 -11%	14 -22%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Warrawong NSW 2502 in August–October 2026.
- The median sale price fell 8% to $843,500, down from $920,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $370,000 to $1,200,000, a spread of $830,000.
- The standout sale was 12 FIRST AVE N at $1,200,000 on 21 Aug — 42% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 FIRST AVE N	Residential	**$1,200,000**	21 Aug
63 VERMONT RD	Residential	**$985,000**	29 Oct
12 LEE ST	Residential	**$940,000**	14 Aug
63 JANE AVE	Residential	**$925,000**	22 Sep
1 JACKSON AVE	Residential	**$875,000**	28 Aug
4 TURPIN AVE	Residential	**$870,000**	22 Sep
34 FIRST AVE N	Residential	**$850,000**	13 Oct
4 MONTGOMERY AVE	Residential	**$837,000**	25 Sep
33 LEE ST	Residential	**$810,000**	28 Aug
63 FIRST AVE N	Residential	**$800,000**	20 Aug
69 FIRST AVE N	Residential	**$750,000**	13 Oct
10 BRUCE RD	Residential	**$700,000**	1 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.