

Warrimoo NSW 2774

April 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +9	MEDIAN PRICE \$1,072,000 +20%	AVERAGE PRICE \$1,012,147 +13%
HIGHEST SALE \$1,420,000	LOWEST SALE \$480,000	TOTAL VALUE \$11.59M

POSTCODE 2774 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$680	OBSERVATIONS 16
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Figures cover the entire 2774 postcode area, not Warrimoo alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,072,000 +20%	AVERAGE PRICE \$1,012,147 +13%	TOTAL SALES 11 +450%
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PROPERTY TYPE BREAKDOWN

Residential		7 (64%)
Commercials		4 (36%)

KEY MARKET INSIGHTS

- 11 properties settled in Warrimoo NSW 2774 in April 2026 — 7 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 20% to \$1,072,000, up from \$895,500 in March.
- Residential accounted for 64% of sales (7 of 11), compared to 36% for commercials (4).
- Prices ranged widely — from \$480,000 to \$1,420,000, a spread of \$940,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 RICKARD RD	Residential	\$1,420,000	7 Apr
68 CROSS ST	Residential	\$1,250,000	21 Apr
2/284 GREAT WESTERN HWY	Commercial	\$1,125,000	30 Apr
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1/283 GREAT WESTERN HWY	Commercial	\$1,125,000	30 Apr
2/283 GREAT WESTERN HWY	Commercial	\$1,125,000	30 Apr
245 GREAT WESTERN HWY	Residential	\$1,091,029	9 Apr
42 TERRYMONT RD	Residential	\$1,072,000	9 Apr
309 GREAT WESTERN HWY	Residential	\$945,000	2 Apr
274 GREAT WESTERN HWY	Residential	\$827,000	9 Apr
5 THE TERRACE	Residential	\$480,000	7 Apr