SOLD NSW · PROPERTY MARKET REPORT

Warrimoo NSW 2774

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -6	$1,105,556 +5%	$945,111 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,525,000	$27,000	$9.45M

POSTCODE 2774 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$758	16

Figures cover the entire 2774 postcode area, not Warrimoo alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,105,556 +5%	$945,111 -6%	10 -37%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Warrimoo NSW 2774 in July–September 2026.
- The median sale price rose 5% to $1,105,556, up from $1,052,500 in April–June 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $27,000 to $1,525,000, a spread of $1,498,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 TORWOOD ST	Residential	**$1,525,000**	26 Aug
1 GWEN CRES	Residential	**$1,180,000**	16 Sep
39 TERRYMONT RD	Residential	**$1,150,000**	24 Jul
2 RICKARD RD	Residential	**$1,120,000**	6 Jul
25 WARATAH RD	Residential	**$1,111,111**	14 Aug
8 RICKARD RD	Residential	**$1,100,000**	19 Aug
65 RICKARD RD	Residential	**$1,050,000**	29 Jul
11 THE MALL	Residential	**$688,000**	10 Jul
5 TERRYMONT RD	Residential	**$500,000**	18 Sep
3 TERRYMONT RD	Residential	**$27,000**	10 Jul

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