

Warwick farm NSW 2170

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +9	MEDIAN PRICE \$527,000 +12%	AVERAGE PRICE \$620,808 +27%
HIGHEST SALE \$1,180,000	LOWEST SALE \$405,000	TOTAL VALUE \$8.86M

POSTCODE 2170 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$640	AVERAGE WEEKLY RENT \$661	OBSERVATIONS 319
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Figures cover the entire 2170 postcode area, not Warwick farm alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$527,000 +12%	AVERAGE PRICE \$620,808 +27%	TOTAL SALES 14 +180%
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PROPERTY TYPE BREAKDOWN

Residential		13 (93%)
Commercials		1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Warwick farm NSW 2170 in August 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 12% to \$527,000, up from \$470,000 in July.
- Residential accounted for 93% of sales (13 of 14), compared to 7% for commercials (1).
- Prices ranged widely — from \$405,000 to \$1,180,000, a spread of \$775,000.
- The standout sale was 18 NICHOLLS ST at \$1,180,000 on 20 Aug — 124% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
18 NICHOLLS ST	Residential	\$1,180,000	20 Aug
62 LAWRENCE HARGRAVE RD	Residential	\$950,000	6 Aug
5 C/4 HOMEPRIDE AVE	Commercial	\$785,000	10 Aug
4/9 GOULBURN ST	Residential	\$760,000	26 Aug
35/21 HUME HWY	Residential	\$670,000	17 Aug
7/57 LACHLAN ST	Residential	\$625,500	5 Aug
12/9 GOULBURN ST	Residential	\$550,000	7 Aug
26/6 GEORGE ST	Residential	\$527,000	12 Aug
23/4 BROWNE PDE	Residential	\$515,000	25 Aug
14/8 BROWNE PDE	Residential	\$505,000	13 Aug
22/33 LACHLAN ST	Residential	\$500,000	25 Aug