SOLD NSW · PROPERTY MARKET REPORT

Warwick farm NSW 2170

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$490,000 +1%	$484,545 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$565,000	$415,000	$5.33M

POSTCODE 2170 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$638	315

Figures cover the entire 2170 postcode area, not Warwick farm alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$490,000 +1%	$484,545 -7%	11 +10%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Warwick farm NSW 2170 in October 2026.
- The median sale price rose 1% to $490,000, up from $485,000 in September 2026.
- All 11 recorded sales were residentials.
- Sale prices were relatively consistent, ranging from $415,000 to $565,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
408/3 GEORGE ST	Residential	**$565,000**	7 Oct
97/1 BROWNE PDE	Residential	**$520,000**	20 Oct
5/2 GEORGE ST	Residential	**$520,000**	29 Oct
24/2 GEORGE ST	Residential	**$505,000**	15 Oct
35/6 GEORGE ST	Residential	**$490,000**	8 Oct
11/4 BROWNE PDE	Residential	**$490,000**	21 Oct
129/2 BROWNE PDE	Residential	**$480,000**	15 Oct
39/57 LACHLAN ST	Residential	**$465,000**	9 Oct
15/17 HUME HWY	Residential	**$440,000**	6 Oct
16/6 FORBES ST	Residential	**$440,000**	23 Oct
166/2 BROWNE PDE	Residential	**$415,000**	15 Oct

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