

Wauchope NSW 2446

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -8	MEDIAN PRICE \$675,000 -9%	AVERAGE PRICE \$907,200 +24%
HIGHEST SALE \$3,000,000	LOWEST SALE \$572,000	TOTAL VALUE \$9.07M

POSTCODE 2446 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$610	AVERAGE WEEKLY RENT \$611	OBSERVATIONS 33
-----------------------------	------------------------------	--------------------

Figures cover the entire 2446 postcode area, not Wauchope alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$675,000 -9%	AVERAGE PRICE \$907,200 +24%	TOTAL SALES 10 -44%
----------------------------------	------------------------------------	---------------------------

PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
-------------	-----------

KEY MARKET INSIGHTS

- 10 properties settled in Wauchope NSW 2446 in August 2026.
- The median sale price fell 9% to \$675,000, down from \$740,000 in July.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$572,000 to \$3,000,000, a spread of \$2,428,000.
- The standout sale was 481 KING CREEK RD at \$3,000,000 on 17 Aug — 344% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
481 KING CREEK RD	Residential	\$3,000,000	17 Aug
4 FOREST WAY	Residential	\$780,000	13 Aug
15 RODLEE ST	Residential	\$760,000	14 Aug
33 BEECHWOOD RD	Residential	\$700,000	21 Aug
56 BAIN ST	Residential	\$680,000	31 Aug
117 HIGH ST	Residential	\$670,000	25 Aug
10 KIPPARA CL	Residential	\$665,000	31 Aug
2 B WHIPCRACK TCE	Residential	\$650,000	24 Aug
15/76 BLACKBUTT DR	Residential	\$595,000	31 Aug
3/107 B CAMERON ST	Residential	\$572,000	19 Aug