SOLD NSW · PROPERTY MARKET REPORT

Wauchope NSW 2446

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
39 -16	$690,000 -5%	$761,703 +4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$363,000	$29.70M

POSTCODE 2446 RENTAL MARKET · SEPTEMBER 2026

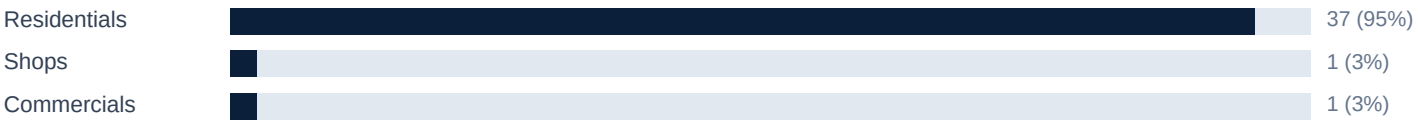
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$521	13

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$690,000 -5%	$761,703 +4%	39 -29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 39 properties settled in Wauchope NSW 2446 in August–October 2026 — 37 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 5% to $690,000, down from $727,500 in May–July 2026.
- Residentials accounted for 95% of sales (37 of 39), compared to 3% for shops (1).
- Prices ranged widely — from $363,000 to $3,000,000, a spread of $2,637,000.
- The standout sale was 481 KING CREEK RD at $3,000,000 on 17 Aug — 335% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
481 KING CREEK RD	Residential	**$3,000,000**	17 Aug
11 BUSINESS CCT	Residential	**$1,320,000**	14 Sep
48 HIGH ST	Shop	**$1,100,000**	21 Sep
18 JAMES ST	Residential	**$985,000**	10 Sep
26 CORYMBIA LOOP	Residential	**$895,000**	25 Sep
54 COWARRAL CCT	Residential	**$870,000**	24 Sep
7 BLACKBUTT DR	Residential	**$822,500**	18 Sep
87 COLONIAL CCT	Residential	**$792,000**	18 Sep
4 FOREST WAY	Residential	**$780,000**	13 Aug
15 RODLEE ST	Residential	**$760,000**	14 Aug

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