SOLD NSW · PROPERTY MARKET REPORT

Whalan NSW 2770

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +9	$855,556 -4%	$845,659 -4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$555,000	$17.02M

POSTCODE 2770 RENTAL MARKET · SEPTEMBER 2026

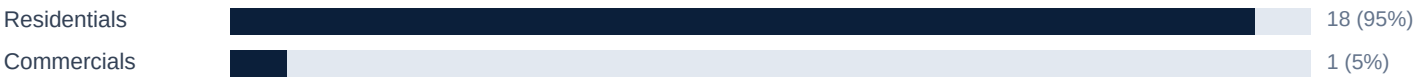
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$574	133

Figures cover the entire 2770 postcode area, not Whalan alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$855,556 -4%	$845,659 -4%	19 +90%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Whalan NSW 2770 in August–October 2026 — 18 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 4% to $855,556, down from $895,000 in May–July 2026.
- Residentials accounted for 95% of sales (18 of 19), compared to 5% for commercials (1).
- Prices ranged widely — from $555,000 to $1,800,000, a spread of $1,245,000.
- The standout sale was 63 BULOLO DR at $1,800,000 on 23 Sep — 110% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
63 BULOLO DR	Commercial	**$1,800,000**	23 Sep
2 HAGEN PL	Residential	**$1,151,500**	13 Oct
13 MORESBY CRES	Residential	**$950,000**	4 Aug
110 LUXFORD RD	Residential	**$920,000**	24 Aug
3 TALASEA ST	Residential	**$920,000**	2 Sep
7 MOROTAI ST	Residential	**$915,000**	7 Sep
44 KURAMA CRES	Residential	**$888,000**	24 Aug
70 LUXFORD RD	Residential	**$880,000**	27 Aug
98 TORRES CRES	Residential	**$880,000**	29 Sep
9 BANARO AVE	Residential	**$861,111**	7 Sep
10 BULOLO DR	Residential	**$850,000**	11 Sep

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.