SOLD NSW · PROPERTY MARKET REPORT

Bayview NSW 2104

March–May 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12	$3,412,500	$3,596,296

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,500,000	$2,000,000	$43.16M

POSTCODE 2104 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,800	$1,717	3

Figures cover the entire 2104 postcode area, not Bayview alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Bayview NSW 2104 in March–May 2026.
- The median sale price for the period was $3,412,500.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $2,000,000 to $5,500,000, a spread of $3,500,000.
- The standout sale was 4 A MINKARA RD at $5,500,000 on 19 May — 61% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 A MINKARA RD	Residential	**$5,500,000**	19 May
18 LENTARA RD	Residential	**$5,105,550**	30 Mar
3 NOOLINGA RD	Residential	**$4,350,000**	18 Mar
15 BAYVIEW PL	Residential	**$3,750,000**	17 Apr
204/102 DARLEY ST W	Residential	**$3,700,000**	17 Apr
2013 PITTWATER RD	Residential	**$3,425,000**	17 Apr
1865 PITTWATER RD	Residential	**$3,400,000**	26 Mar
1885 PITTWATER RD	Residential	**$3,300,000**	2 Apr
9 VISTA AVE	Residential	**$3,225,000**	26 Mar
25 ANNAM RD	Residential	**$3,100,000**	10 Mar
34 CABBAGE TREE RD	Residential	**$2,300,000**	21 Apr
3 JENDI AVE	Residential	**$2,000,000**	27 Mar

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