SOLD NSW · PROPERTY MARKET REPORT

Bonny hills NSW 2445

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -5	$942,500 -11%	$988,500 -20%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,580,000	$585,000	$9.88M

POSTCODE 2445 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$673	14

Figures cover the entire 2445 postcode area, not Bonny hills alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$942,500 -11%	$988,500 -20%	10 -33%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Bonny hills NSW 2445 in July–September 2026.
- The median sale price fell 11% to $942,500, down from $1,060,000 in April–June 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $585,000 to $1,580,000, a spread of $995,000.
- The standout sale was 7 NORTHWIND CRES at $1,580,000 on 16 Jul — 68% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 NORTHWIND CRES	Residential	**$1,580,000**	16 Jul
59 KENDALL CRES	Residential	**$1,300,000**	16 Sep
5 SKYLINE PL	Residential	**$1,000,000**	10 Aug
21 JOHN PHILLIP DR	Residential	**$985,000**	5 Aug
8 BINBILLA DR	Residential	**$950,000**	18 Sep
28 HUNGERFORD PL	Residential	**$935,000**	20 Aug
8 THIRD AVE	Residential	**$920,000**	25 Sep
3 JOHN PHILLIP DR	Residential	**$880,000**	28 Sep
18 FOURTH AVE	Residential	**$750,000**	28 Jul
1/20 BUNDARRA WAY	Residential	**$585,000**	24 Jul

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