SOLD NSW · PROPERTY MARKET REPORT

Breakfast point NSW 2137

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +9	$1,940,000 +49%	$2,086,000 +33%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,830,000	$960,000	$31.29M

POSTCODE 2137 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$965	57

Figures cover the entire 2137 postcode area, not Breakfast point alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,940,000 +49%	$2,086,000 +33%	15 +150%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Breakfast point NSW 2137 in October 2026.
- The median sale price rose 49% to $1,940,000, up from $1,299,000 in September 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $960,000 to $3,830,000, a spread of $2,870,000.
- The standout sale was 29 E BRAYS RD at $3,830,000 on 12 Oct — 97% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
29 E BRAYS RD	Residential	**$3,830,000**	12 Oct
604/58 PENINSULA DR	Residential	**$3,600,000**	12 Oct
46/1 PALM AVE	Residential	**$3,350,000**	28 Oct
41/1 ROSEWATER CCT	Residential	**$2,910,000**	2 Oct
31/25 MARKET ST	Residential	**$2,650,000**	15 Oct
42/21 PENINSULA DR	Residential	**$2,325,000**	14 Oct
38/21 TENNYSON RD	Residential	**$2,100,000**	23 Oct
308/28 PENINSULA DR	Residential	**$1,940,000**	15 Oct
18/17 ORCHARDS AVE	Residential	**$1,700,000**	6 Oct
602/15 PENINSULA DR	Residential	**$1,670,000**	9 Oct
208/1 ORCHARDS AVE	Residential	**$1,180,000**	9 Oct
510/3 PALM AVE	Residential	**$1,085,000**	16 Oct

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