

Buff point NSW 2262

March 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +8	MEDIAN PRICE \$835,000 -33%	AVERAGE PRICE \$861,864 -28%
HIGHEST SALE \$1,153,000	LOWEST SALE \$650,000	TOTAL VALUE \$9.48M

POSTCODE 2262 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$585	OBSERVATIONS 39
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Figures cover the entire 2262 postcode area, not Buff point alone. Rental period: August 2026.

COMPARED TO FEBRUARY 2026

MEDIAN PRICE \$835,000 -33%	AVERAGE PRICE \$861,864 -28%	TOTAL SALES 11 +267%
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PROPERTY TYPE BREAKDOWN

Residentials	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Buff point NSW 2262 in March 2026.
- The median sale price fell 33% to \$835,000, down from \$1,250,000 in February.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$650,000 to \$1,153,000, a spread of \$503,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 REGENT ST	Residential	\$1,153,000	30 Mar
31 BUFF POINT AVE	Residential	\$1,050,000	27 Mar
273 BUFF POINT AVE	Residential	\$1,000,000	30 Mar
4 KYOOMA CL	Residential	\$907,500	23 Mar
35 BAREGA CL	Residential	\$890,000	26 Mar
36 A ELOUERA AVE	Residential	\$835,000	4 Mar
13 KALANG AVE	Residential	\$780,000	20 Mar
39 BAREGA CL	Residential	\$775,000	9 Mar
10 NICOLI CL	Residential	\$760,000	20 Mar
64 NARAMBI RD	Residential	\$680,000	30 Mar
113 BUFF POINT AVE	Residential	\$650,000	11 Mar