SOLD NSW · PROPERTY MARKET REPORT

Buff point NSW 2262

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +1	$837,500 -11%	$835,111 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,200,000	$360,000	$15.03M

POSTCODE 2262 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$645	54

Figures cover the entire 2262 postcode area, not Buff point alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$837,500 -11%	$835,111 -7%	18 +6%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Buff point NSW 2262 in August–October 2026.
- The median sale price fell 11% to $837,500, down from $940,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $360,000 to $1,200,000, a spread of $840,000.
- The standout sale was 143 BUFF POINT AVE at $1,200,000 on 18 Sep — 43% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
143 BUFF POINT AVE	Residential	**$1,200,000**	18 Sep
24 YACKERBOOM AVE	Residential	**$1,190,000**	9 Sep
2 NICOLI CL	Residential	**$1,140,000**	14 Aug
3 MUNDARA CL	Residential	**$925,000**	1 Oct
19 MOOTAY CL	Residential	**$920,000**	16 Sep
2 KYOOMA CL	Residential	**$910,000**	28 Aug
1 BAREGA CL	Residential	**$910,000**	9 Oct
3 GREENLEAF PL	Residential	**$890,000**	14 Aug
59 BAREGA CL	Residential	**$855,000**	8 Oct
241 BUFF POINT AVE	Residential	**$820,000**	28 Aug
3 TARI PL	Residential	**$820,000**	6 Oct
3 MORAN RD	Residential	**$810,000**	2 Oct

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.