SOLD NSW · PROPERTY MARKET REPORT

Cabarita NSW 2137

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10	$3,780,500	$5,450,100

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$16,700,000	$1,800,000	$54.50M

POSTCODE 2137 RENTAL MARKET · SEPTEMBER 2026

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

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

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Cabarita NSW 2137 in July–September 2026.
- The median sale price for the period was $3,780,500.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $1,800,000 to $16,700,000, a spread of $14,900,000.
- The standout sale was 27 PHILLIPS ST at $16,700,000 on 27 Jul — 342% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 PHILLIPS ST	Residential	**$16,700,000**	27 Jul
35 DORKING RD	Residential	**$10,250,000**	27 Jul
3 STAMFORD AVE	Residential	**$4,500,000**	17 Jul
9/2 STRATHROY CL	Residential	**$4,190,000**	21 Aug
89 CABARITA RD	Residential	**$3,800,000**	9 Sep
36 ELPHINSTONE ST	Residential	**$3,761,000**	10 Aug
121 CABARITA RD	Residential	**$3,350,000**	4 Aug
35 EDGEWOOD CRES	Residential	**$3,150,000**	28 Sep
58/18 EDGEWOOD CRES	Residential	**$3,000,000**	28 Sep
103/23 KENDALL INLET	Residential	**$1,800,000**	2 Sep

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.