SOLD NSW · PROPERTY MARKET REPORT

Caringbah NSW 2229

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 +6	$940,000 -15%	$1,060,946 -16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,430,000	$168,000	$33.70M

POSTCODE 2229 RENTAL MARKET · SEPTEMBER 2026

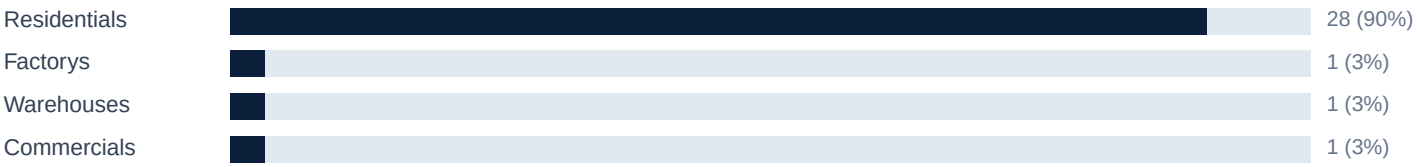
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$1,015	84

Figures cover the entire 2229 postcode area, not Caringbah alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$940,000 -15%	$1,060,946 -16%	31 +24%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 31 properties settled in Caringbah NSW 2229 in October 2026 — 28 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 15% to $940,000, down from $1,100,000 in September 2026.
- Residentials accounted for 90% of sales (28 of 31), compared to 3% for factorys (1).
- Prices ranged widely — from $168,000 to $2,430,000, a spread of $2,262,000.
- The standout sale was 14 FENTON AVE at $2,430,000 on 6 Oct — 159% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 FENTON AVE	Residential	**$2,430,000**	6 Oct
17 WARRINGTON AVE	Residential	**$2,327,500**	27 Oct
9/12 NORTHUMBERLAND RD	Commercial	**$1,848,000**	26 Oct
38 CAPTAIN COOK DR	Residential	**$1,730,000**	2 Oct
6/5 GANNONS RD	Residential	**$1,590,000**	29 Oct
5/5 GANNONS RD	Residential	**$1,569,000**	12 Oct
1/438 PORT HACKING RD	Residential	**$1,450,000**	27 Oct
2/123 CARINGBAH RD	Residential	**$1,435,000**	21 Oct
3/7 DIANELLA ST	Residential	**$1,280,000**	12 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.