

# Caringbah south NSW 2229

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

|                                    |                                               |                                                |
|------------------------------------|-----------------------------------------------|------------------------------------------------|
| TOTAL SALES<br>14<br><div>-2</div> | MEDIAN PRICE<br>\$2,242,500<br><div>+7%</div> | AVERAGE PRICE<br>\$2,304,357<br><div>+1%</div> |
| HIGHEST SALE<br>\$3,280,000        | LOWEST SALE<br>\$1,500,000                    | TOTAL VALUE<br>\$32.26M                        |

POSTCODE 2229 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$715 | AVERAGE WEEKLY RENT<br>\$852 | OBSERVATIONS<br>74 |
|-----------------------------|------------------------------|--------------------|

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

COMPARED TO JULY 2026

|                                               |                                                |                                      |
|-----------------------------------------------|------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$2,242,500<br><div>+7%</div> | AVERAGE PRICE<br>\$2,304,357<br><div>+1%</div> | TOTAL SALES<br>14<br><div>-12%</div> |
|-----------------------------------------------|------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |           |
|--------------|-----------|
| Residentials | 14 (100%) |
|--------------|-----------|

KEY MARKET INSIGHTS

- 14 properties settled in Caringbah south NSW 2229 in August 2026.
- The median sale price rose 7% to \$2,242,500, up from \$2,100,650 in July.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$1,500,000 to \$3,280,000, a spread of \$1,780,000.
- The standout sale was 11 CABARITA PL at \$3,280,000 on 17 Aug — 46% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS             | TYPE        | SOLD PRICE  | DATE   |
|---------------------|-------------|-------------|--------|
| 11 CABARITA PL      | Residential | \$3,280,000 | 17 Aug |
| 189 A GANNONS RD    | Residential | \$2,915,000 | 21 Aug |
| 14 WENTWORTH ST     | Residential | \$2,900,000 | 17 Aug |
| 24 BELAIR AVE       | Residential | \$2,850,000 | 7 Aug  |
| 40 TAREN RD         | Residential | \$2,565,000 | 10 Aug |
| 55 A PACIFIC ST     | Residential | \$2,455,000 | 21 Aug |
| 53 LANGER AVE       | Residential | \$2,270,000 | 7 Aug  |
| 53 LANGER AVE       | Residential | \$2,215,000 | 7 Aug  |
| 4 ILLAWONG AVE      | Residential | \$2,200,000 | 5 Aug  |
| 11 B ULTIMO ST      | Residential | \$2,001,000 | 5 Aug  |
| 2/39 B CARINGBAH RD | Residential | \$1,870,000 | 12 Aug |
| 7 BRUCE AVE         | Residential | \$1,715,000 | 20 Aug |