

Caringbah south NSW 2229

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

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

POSTCODE 2229 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$715	AVERAGE WEEKLY RENT \$852	OBSERVATIONS 74
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Figures cover the entire 2229 postcode area, not Caringbah south alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,242,500 +7%	AVERAGE PRICE \$2,304,357 +1%	TOTAL SALES 14 -12%
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PROPERTY TYPE BREAKDOWN

Residential	14 (100%)
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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 residential.
- 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