SOLD NSW · PROPERTY MARKET REPORT

Connells point NSW 2221

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -1	$2,200,000 -13%	$2,908,636 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$10,000,000	$1,300,000	$32.00M

POSTCODE 2221 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$1,086	25

Figures cover the entire 2221 postcode area, not Connells point alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,200,000 -13%	$2,908,636 -8%	11 -8%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Connells point NSW 2221 in June–August 2026.
- The median sale price fell 13% to $2,200,000, down from $2,515,000 in March–May 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $1,300,000 to $10,000,000, a spread of $8,700,000.
- The standout sale was 12 BOWDEN CRES at $10,000,000 on 26 Jun — 355% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 BOWDEN CRES	Residential	**$10,000,000**	26 Jun
12 MORSHEAD DR	Residential	**$3,555,000**	19 Jun
267 CONNELLS POINT RD	Residential	**$3,320,000**	13 Jul
94 A GREENACRE RD	Residential	**$2,320,000**	3 Jun
69 QUEENS RD	Residential	**$2,280,000**	27 Aug
8 HOMEDALE CRES	Residential	**$2,200,000**	30 Jun
13 ROSE AVE	Residential	**$1,980,000**	27 Aug
199 KYLE PDE	Residential	**$1,880,000**	5 Jun
138 CONNELLS POINT RD	Residential	**$1,700,000**	9 Jun
8/12 HOMEDALE CRES	Residential	**$1,460,000**	27 Aug
1/18 HOMEDALE CRES	Residential	**$1,300,000**	17 Jun

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · June–August 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.