

Cranebrook NSW 2749

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 140	MEDIAN PRICE \$955,000 -20%	AVERAGE PRICE \$1,006,000 -8%
HIGHEST SALE \$1,300,000	LOWEST SALE \$745,000	TOTAL VALUE \$14.08M

POSTCODE 2749 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$675	AVERAGE WEEKLY RENT \$696	OBSERVATIONS 22
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Figures cover the entire 2749 postcode area, not Cranebrook alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$955,000 -20%	AVERAGE PRICE \$1,006,000 -8%	TOTAL SALES 14 0%
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PROPERTY TYPE BREAKDOWN

Residentials	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in Cranebrook NSW 2749 in August 2026.
- The median sale price fell 20% to \$955,000, down from \$1,200,000 in July.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$745,000 to \$1,300,000, a spread of \$555,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
102 VINCENT RD	Residential	\$1,300,000	26 Aug
11 CASCADE RD	Residential	\$1,220,000	31 Aug
10 A CASSAR CRES	Residential	\$1,180,000	6 Aug
5 SHELLBOURNE PL	Residential	\$1,155,000	18 Aug
12 FIREBALL AVE	Residential	\$1,025,000	10 Aug
4 SCENIC CCT	Residential	\$999,000	7 Aug
13 CHAUSSON PL	Residential	\$960,000	13 Aug
31 BRITTEN CL	Residential	\$950,000	27 Aug
14 GUILLEMOT ST	Residential	\$950,000	31 Aug
10 GUILLEMOT ST	Residential	\$945,000	7 Aug
1/17 KANINA PL	Residential	\$945,000	31 Aug
1 MARRETT WAY	Residential	\$895,000	17 Aug
107 GANNET DR	Residential	\$815,000	21 Aug
4/40 BOTTLEBRUSH DR	Residential	\$745,000	14 Aug