SOLD NSW · PROPERTY MARKET REPORT

Crangan bay NSW 2259

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13	$1,246,500	$1,193,583

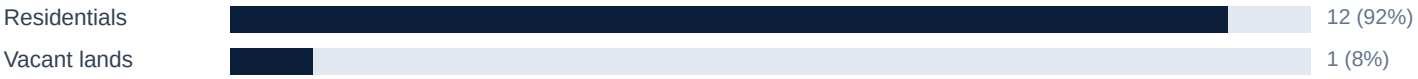
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,550,000	$550,000	$14.87M

POSTCODE 2259 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$660	$657	159

Figures cover the entire 2259 postcode area, not Crangan bay alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Crangan bay NSW 2259 in April–June 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $1,246,500.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from $550,000 to $1,550,000, a spread of $1,000,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
40 BARGAN PDE	Residential	**$1,550,000**	1 Apr
26 BARBIN DR	Residential	**$1,400,000**	8 Apr
16 BIDHALL ST	Residential	**$1,310,000**	18 Jun
23 GANANG ST	Residential	**$1,290,000**	29 Apr
13 GURIL PDE	Residential	**$1,260,000**	21 Apr
5 BIRIMA BVD	Residential	**$1,250,000**	13 Apr
22 BIRIMA BVD	Residential	**$1,243,000**	7 Apr
12 WANDU RD	Residential	**$1,130,000**	17 Jun
2 BARBIN DR	Residential	**$1,115,000**	19 May
101 YAGUNA PDE	Residential	**$1,080,000**	1 May
2 MANKILLO WAY	Residential	**$880,000**	13 May
9 YAGUNA PDE	Residential	**$815,000**	29 May
7 TIRAL WAY	Vacant land	**$550,000**	10 Jun

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