SOLD NSW · PROPERTY MARKET REPORT

Cromer NSW 2099

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -5	$2,230,000 +2%	$2,231,083 +4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,271,000	$165,000	$49.18M

POSTCODE 2099 RENTAL MARKET · SEPTEMBER 2026

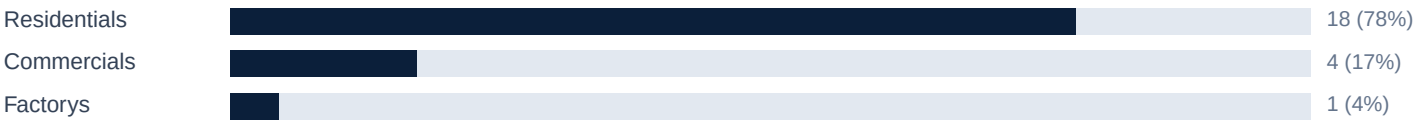
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$877	132

Figures cover the entire 2099 postcode area, not Cromer alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,230,000 +2%	$2,231,083 +4%	23 -18%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Cromer NSW 2099 in August–October 2026 — 18 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 2% to $2,230,000, up from $2,177,000 in May–July 2026.
- Residentials accounted for 78% of sales (18 of 23), compared to 17% for commercials (4).
- Prices ranged widely — from $165,000 to $4,271,000, a spread of $4,106,000.
- The standout sale was 12 BOOLA PL at $4,271,000 on 9 Oct — 92% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 BOOLA PL	Commercial	**$4,271,000**	9 Oct
38 TENNYSON RD	Residential	**$3,175,000**	24 Aug
8 BOYLSON PL	Residential	**$3,150,000**	4 Sep
53 TORONTO AVE	Residential	**$3,000,000**	18 Aug
23 NORTHCOTT RD	Residential	**$2,875,000**	14 Sep
12 EVERGREEN DR	Residential	**$2,825,000**	13 Aug
17 MIDDLETON RD	Commercial	**$2,695,000**	12 Aug
5 BOYLSON PL	Residential	**$2,660,000**	4 Aug
20 DOROTHY ST	Residential	**$2,660,000**	21 Aug
51 CAMPBELL AVE	Residential	**$2,325,000**	7 Aug

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