

Dee why NSW 2099

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 22 -31	MEDIAN PRICE \$1,275,000 +34%	AVERAGE PRICE \$1,403,733 +29%
HIGHEST SALE \$2,600,000	LOWEST SALE \$280,000	TOTAL VALUE \$29.76M

POSTCODE 2099 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$870	OBSERVATIONS 113
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Figures cover the entire 2099 postcode area, not Dee why alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,275,000 +34%	AVERAGE PRICE \$1,403,733 +29%	TOTAL SALES 22 -58%
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PROPERTY TYPE BREAKDOWN

Residentials		21 (95%)
Commercials		1 (5%)

KEY MARKET INSIGHTS

- 22 properties settled in Dee why NSW 2099 in September 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 34% to \$1,275,000, up from \$950,000 in August.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for commercials (1).
- Prices ranged widely — from \$280,000 to \$2,600,000, a spread of \$2,320,000.
- The standout sale was 6 TARRA CRES at \$2,600,000 on 3 Sep — 104% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 TARRA CRES	Residential	\$2,600,000	3 Sep
763 PITTWATER RD	Residential	\$2,500,000	7 Sep
20 TANGO AVE	Residential	\$2,250,000	7 Sep
14/19 RICHMOND AVE	Residential	\$2,200,000	10 Sep
1130/17 HOWARD AVE	Residential	\$1,988,888	4 Sep
9/18 BANKSIA ST	Residential	\$1,541,000	7 Sep
6/114 FISHER RD	Residential	\$1,510,000	11 Sep
15/42 SOUTH CREEK RD	Residential	\$1,485,000	10 Sep
312 B/8 OAKS AVE	Residential	\$1,400,000	3 Sep
305 A/8 OAKS AVE	Residential	\$1,380,000	14 Sep
313/697 PITTWATER RD	Residential	\$1,275,000	2 Sep