SOLD NSW · PROPERTY MARKET REPORT

Dee why NSW 2099

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
38 -6	$980,000 -13%	$1,150,492 -15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,885,000	$480,000	$43.72M

POSTCODE 2099 RENTAL MARKET · SEPTEMBER 2026

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

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$980,000 -13%	$1,150,492 -15%	38 -14%

PROPERTY TYPE BREAKDOWN

Residentials — 38 (100%)

KEY MARKET INSIGHTS

- 38 properties settled in Dee why NSW 2099 in October 2026.
- The median sale price fell 13% to $980,000, down from $1,127,500 in September 2026.
- All 38 recorded sales were residentials.
- Prices ranged widely — from $480,000 to $2,885,000, a spread of $2,405,000.
- The standout sale was 54 TANGO AVE at $2,885,000 on 14 Oct — 194% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
54 TANGO AVE	Residential	**$2,885,000**	14 Oct
20/89 DEE WHY PDE	Residential	**$2,398,000**	15 Oct
28 STODDART PL	Residential	**$2,190,000**	6 Oct
17 MAY RD	Residential	**$1,920,000**	1 Oct
273/16 OAKS AVE	Residential	**$1,680,000**	27 Oct
501/822 PITTWATER RD	Residential	**$1,570,000**	6 Oct
2/87 DEE WHY PDE	Residential	**$1,565,000**	20 Oct
6/16 CASSIA ST	Residential	**$1,410,000**	19 Oct
8/35 RICHMOND AVE	Residential	**$1,350,000**	14 Oct
6/10 HAWKESBURY AVE	Residential	**$1,325,000**	29 Oct
509 B/8 OAKS AVE	Residential	**$1,300,000**	1 Oct
507 A/8 OAKS AVE	Residential	**$1,299,700**	12 Oct

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