SOLD NSW · PROPERTY MARKET REPORT

Freshwater NSW 2096

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
40 +2	$1,338,000 -3%	$2,107,150 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,030,000	$718,000	$84.29M

POSTCODE 2096 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$923	$1,081	74

Figures cover the entire 2096 postcode area, not Freshwater alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,338,000 -3%	$2,107,150 -8%	40 +5%

PROPERTY TYPE BREAKDOWN

Residentials — 40 (100%)

KEY MARKET INSIGHTS

- 40 properties settled in Freshwater NSW 2096 in August–October 2026.
- The median sale price fell 3% to $1,338,000, down from $1,380,000 in May–July 2026.
- All 40 recorded sales were residentials.
- Prices ranged widely — from $718,000 to $7,030,000, a spread of $6,312,000.
- The standout sale was 33 UNDERCLIFF RD at $7,030,000 on 20 Aug — 425% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
33 UNDERCLIFF RD	Residential	**$7,030,000**	20 Aug
5 UNDERCLIFF RD	Residential	**$4,905,000**	20 Oct
11 COLES RD	Residential	**$4,530,000**	2 Sep
50 WYADRA AVE	Residential	**$4,250,000**	27 Aug
129 WYNDORA AVE	Residential	**$4,000,000**	10 Aug
4/32 UNDERCLIFF RD	Residential	**$3,800,000**	24 Aug
97 SOLDIERS AVE	Residential	**$3,535,000**	27 Aug
42 MARTIN ST	Residential	**$3,465,000**	21 Aug
54 JOHNSON ST	Residential	**$3,210,000**	10 Aug
22 WILSON ST	Residential	**$3,180,000**	24 Aug
1 PALOMAR PDE	Residential	**$3,000,000**	11 Aug
68 BRIGHTON ST	Residential	**$2,960,000**	12 Oct

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.