SOLD NSW · PROPERTY MARKET REPORT

Grays point NSW 2232

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14	$1,860,000	$2,051,714

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,250,000	$1,325,000	$28.72M

POSTCODE 2232 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$730	$808	87

Figures cover the entire 2232 postcode area, not Grays point alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Grays point NSW 2232 in July–September 2026.
- The median sale price for the period was $1,860,000.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $1,325,000 to $3,250,000, a spread of $1,925,000.
- The standout sale was 54 MANSION POINT RD at $3,250,000 on 29 Jul — 75% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
54 MANSION POINT RD	Residential	**$3,250,000**	29 Jul
20 GREENHAVEN RD	Residential	**$2,700,000**	17 Jul
52 GRAYS POINT RD	Residential	**$2,650,000**	7 Jul
46 MOYRAN PDE	Residential	**$2,650,000**	21 Sep
22 WARREN AVE	Residential	**$2,525,000**	29 Jul
186 NORTH WEST ARM RD	Residential	**$2,520,000**	7 Jul
33 HOVEA PL	Residential	**$1,910,000**	8 Jul
12 GREENHAVEN RD	Residential	**$1,810,000**	24 Jul
221 A NORTH WEST ARM RD	Residential	**$1,632,000**	19 Aug
157 GRAYS POINT RD	Residential	**$1,470,000**	9 Sep
203 PENINSULAR RD	Residential	**$1,467,000**	25 Sep
163 GRAYS POINT RD	Residential	**$1,440,000**	2 Jul
114 PENINSULAR RD	Residential	**$1,375,000**	21 Sep
195 NORTH WEST ARM RD	Residential	**$1,325,000**	17 Jul