SOLD NSW · PROPERTY MARKET REPORT

Green point NSW 2251

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -8	$1,325,000 +9%	$1,466,563 +26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,500,000	$895,000	$23.46M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

Figures cover the entire 2251 postcode area, not Green point alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,325,000 +9%	$1,466,563 +26%	16 -33%

PROPERTY TYPE BREAKDOWN

Residentials — 16 (100%)

KEY MARKET INSIGHTS

- 16 properties settled in Green point NSW 2251 in August–October 2026.
- The median sale price rose 9% to $1,325,000, up from $1,212,500 in May–July 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $895,000 to $3,500,000, a spread of $2,605,000.
- The standout sale was 267 AVOCA DR at $3,500,000 on 26 Aug — 164% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
267 AVOCA DR	Residential	**$3,500,000**	26 Aug
24 ASCA DR	Residential	**$1,800,000**	28 Sep
5 SAWYER CL	Residential	**$1,520,000**	1 Sep
6 TRANQUIL CL	Residential	**$1,500,000**	21 Sep
8 GREENVALE RD	Residential	**$1,450,000**	7 Aug
20 GREENVALE RD	Residential	**$1,410,000**	7 Oct
4 TEAL CL	Residential	**$1,375,000**	10 Sep
86 SUN VALLEY RD	Residential	**$1,350,000**	27 Aug
2 HENZEL RD	Residential	**$1,300,000**	19 Oct
13 REDGROVE ST	Residential	**$1,295,000**	16 Oct
6 KOOLANG RD	Residential	**$1,270,000**	25 Sep
19 WILLOWIN CL	Residential	**$1,250,000**	7 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.