

Jannali NSW 2226

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +3	MEDIAN PRICE \$1,450,000 +5%	AVERAGE PRICE \$1,301,880 -9%
HIGHEST SALE \$2,035,000	LOWEST SALE \$618,000	TOTAL VALUE \$19.53M

POSTCODE 2226 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$900	AVERAGE WEEKLY RENT \$953	OBSERVATIONS 19
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Figures cover the entire 2226 postcode area, not Jannali alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,450,000 +5%	AVERAGE PRICE \$1,301,880 -9%	TOTAL SALES 15 +25%
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PROPERTY TYPE BREAKDOWN

Residential	15 (100%)
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KEY MARKET INSIGHTS

- 15 properties settled in Jannali NSW 2226 in July 2026.
- The median sale price rose 5% to \$1,450,000, up from \$1,380,000 in June.
- All 15 recorded sales were residential.
- Prices ranged widely — from \$618,000 to \$2,035,000, a spread of \$1,417,000.
- The standout sale was 32 FIRST AVE at \$2,035,000 on 17 Jul — 40% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
32 FIRST AVE	Residential	\$2,035,000	17 Jul
9 SECOND AVE	Residential	\$2,000,000	29 Jul
3 BINDEA ST	Residential	\$1,900,000	20 Jul
34 WARRIGAL ST	Residential	\$1,632,500	17 Jul
518 BOX RD	Residential	\$1,600,000	24 Jul
3/2 SUTHERLAND RD	Residential	\$1,585,000	9 Jul
132 GEORGES RIVER RD	Residential	\$1,530,000	17 Jul
4/2 HONEYSUCKLE ST	Residential	\$1,450,000	20 Jul
1/42 NINTH AVE	Residential	\$1,275,000	6 Jul
505/34 RAILWAY CRES	Residential	\$835,000	30 Jul
4/14 RAILWAY CRES	Residential	\$827,500	24 Jul
1/96 RAILWAY CRES	Residential	\$810,000	28 Jul