SOLD NSW · PROPERTY MARKET REPORT

Jannali NSW 2226

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,410,000 -5%	$1,296,778 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,850,000	$687,500	$13.32M

POSTCODE 2226 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$715	$827	10

Figures cover the entire 2226 postcode area, not Jannali alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,410,000 -5%	$1,296,778 -10%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Jannali NSW 2226 in October 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 5% to $1,410,000, down from $1,483,000 in September 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from $687,500 to $1,850,000, a spread of $1,162,500.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 THE CIRCLE	Residential	**$1,850,000**	6 Oct
3/40 RAILWAY CRES	Commercial	**$1,650,000**	6 Oct
66 SUTHERLAND RD	Residential	**$1,645,000**	15 Oct
1 THIRD AVE	Residential	**$1,600,000**	12 Oct
8 WARRIGAL ST	Residential	**$1,432,500**	7 Oct
19 ALICE ST	Residential	**$1,410,000**	2 Oct
10/85 JANNALI AVE	Residential	**$1,186,000**	2 Oct
5/89 JANNALI AVE	Residential	**$1,080,000**	20 Oct
101/11 MITCHELL AVE	Residential	**$780,000**	22 Oct
4/21 OXLEY AVE	Residential	**$687,500**	22 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.