

# Kincumber NSW 2251

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                                |                                                 |
|------------------------------------|------------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>10<br><div>+2</div> | MEDIAN PRICE<br>\$1,270,000<br><div>+24%</div> | AVERAGE PRICE<br>\$1,155,031<br><div>-15%</div> |
| HIGHEST SALE<br>\$3,050,000        | LOWEST SALE<br>\$400,000                       | TOTAL VALUE<br>\$13.45M                         |

POSTCODE 2251 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$780 | AVERAGE WEEKLY RENT<br>\$811 | OBSERVATIONS<br>61 |
|-----------------------------|------------------------------|--------------------|

Figures cover the entire 2251 postcode area, not Kincumber alone. Rental period: August 2026.

COMPARED TO APRIL 2026

|                                                |                                                 |                                      |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$1,270,000<br><div>+24%</div> | AVERAGE PRICE<br>\$1,155,031<br><div>-15%</div> | TOTAL SALES<br>10<br><div>+25%</div> |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|             |             |         |
|-------------|-------------|---------|
| Residential | <div></div> | 9 (90%) |
| Commercials | <div></div> | 1 (10%) |

KEY MARKET INSIGHTS

- 10 properties settled in Kincumber NSW 2251 in May 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 24% to \$1,270,000, up from \$1,025,000 in April.
- Residential accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from \$400,000 to \$3,050,000, a spread of \$2,650,000.
- The standout sale was 18 WILLESEE CRES at \$3,050,000 on 18 May — 140% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS          | TYPE        | SOLD PRICE  | DATE   |
|------------------|-------------|-------------|--------|
| 18 WILLESEE CRES | Commercial  | \$3,050,000 | 18 May |
| 6 PINYARY CL     | Residential | \$1,600,000 | 11 May |
| 2 COLLEENA CL    | Residential | \$1,445,280 | 18 May |
| 8 SHANNON CL     | Residential | \$1,400,000 | 4 May  |
| 13 KERNS RD      | Residential | \$1,400,000 | 1 May  |
| 21 SAMANTHA CRES | Residential | \$1,270,000 | 11 May |
| 38 WATER ST      | Residential | \$1,100,000 | 29 May |
| 48 ARAKOOK ST    | Residential | \$970,000   | 20 May |
| 9 JOALAH RD      | Residential | \$810,000   | 12 May |
| 12 COURIGAL AVE  | Residential | \$400,000   | 8 May  |