SOLD NSW · PROPERTY MARKET REPORT

Kincumber NSW 2251

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -10	$949,250 -10%	$2,181,114 +110%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$17,700,000	$100	$36.37M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

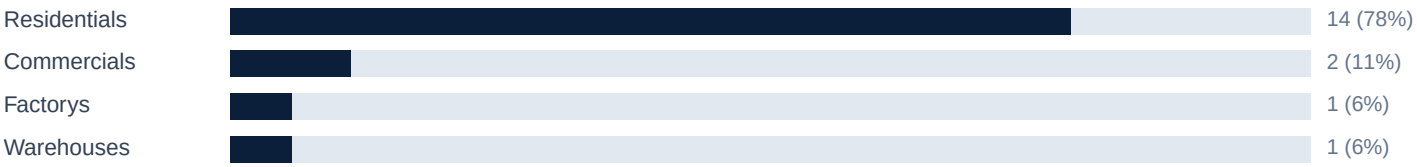
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$949,250 -10%	$2,181,114 +110%	18 -36%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Kincumber NSW 2251 in August–October 2026 — 14 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 10% to $949,250, down from $1,050,000 in May–July 2026.
- Residentials accounted for 78% of sales (14 of 18), compared to 11% for commercials (2).
- Prices ranged widely — from $100 to $17,700,000, a spread of $17,699,900.
- The standout sale was 24 KINCUMBER ST at $17,700,000 on 21 Oct — 1765% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
24 KINCUMBER ST	Residential	**$17,700,000**	21 Oct
45 KERNS RD	Commercial	**$3,000,000**	29 Sep
30 SUNNY WATERS RD	Residential	**$2,050,000**	3 Sep
2 JAMES DUNLOP CL	Residential	**$1,718,000**	9 Oct
95 AVOCA DR	Residential	**$1,250,000**	2 Oct
7/1 KERTA RD	Factory	**$1,185,000**	14 Aug
15 JULIAN RD	Residential	**$1,130,000**	1 Oct
43 OBERTON ST	Residential	**$1,020,000**	28 Oct
14 CAMEO PL	Residential	**$950,000**	11 Aug

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.