SOLD NSW · PROPERTY MARKET REPORT

Kotara NSW 2289

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -2	$950,000 -12%	$1,051,200 -7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,150,000	$675,000	$21.02M

POSTCODE 2289 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$696	55

Figures cover the entire 2289 postcode area, not Kotara alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$950,000 -12%	$1,051,200 -7%	20 -9%

PROPERTY TYPE BREAKDOWN

Residentials — 20 (100%)

KEY MARKET INSIGHTS

- 20 properties settled in Kotara NSW 2289 in August–October 2026.
- The median sale price fell 12% to $950,000, down from $1,075,000 in May–July 2026.
- All 20 recorded sales were residentials.
- Prices ranged widely — from $675,000 to $2,150,000, a spread of $1,475,000.
- The standout sale was 22 BRYSON AVE at $2,150,000 on 13 Aug — 126% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 BRYSON AVE	Residential	**$2,150,000**	13 Aug
13 GRAYSON AVE	Residential	**$1,975,000**	6 Oct
71 CHARLESTOWN RD	Residential	**$1,350,000**	17 Sep
42 BRYSON AVE	Residential	**$1,305,000**	7 Sep
36 RODWAY PDE	Residential	**$1,075,000**	17 Aug
160 PARK AVE	Residential	**$1,050,000**	22 Sep
66 GREGORY PDE	Residential	**$990,000**	16 Oct
167 PARK AVE	Residential	**$980,000**	16 Sep
45 GRAYSON AVE	Residential	**$955,000**	27 Aug
33 ELVIDGE CRES	Residential	**$950,000**	4 Sep
20 KIMBARRA CL	Residential	**$950,000**	15 Oct
273 PARK AVE	Residential	**$925,000**	5 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.