

Menai NSW 2234

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13	MEDIAN PRICE \$1,410,000 -14%	AVERAGE PRICE \$1,393,462 0%
HIGHEST SALE \$2,200,000	LOWEST SALE \$420,000	TOTAL VALUE \$18.11M

POSTCODE 2234 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$913	AVERAGE WEEKLY RENT \$953	OBSERVATIONS 18
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Figures cover the entire 2234 postcode area, not Menai alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,410,000 -14%	AVERAGE PRICE \$1,393,462 0%	TOTAL SALES 13 0%
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PROPERTY TYPE BREAKDOWN

Residential	13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Menai NSW 2234 in July 2026.
- The median sale price fell 14% to \$1,410,000, down from \$1,635,000 in June.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$420,000 to \$2,200,000, a spread of \$1,780,000.
- The standout sale was 15 TRAVIS PL at \$2,200,000 on 8 Jul — 56% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 TRAVIS PL	Residential	\$2,200,000	8 Jul
3 BARNES CRES	Residential	\$2,020,000	24 Jul
23 FERRIER DR	Residential	\$1,960,000	13 Jul
2 DAVIDSON RD	Residential	\$1,900,000	30 Jul
12 BARNES CRES	Residential	\$1,700,000	17 Jul
13 ARCHER ROW	Residential	\$1,590,000	21 Jul
15 JACOBS CL	Residential	\$1,410,000	7 Jul
72 ROSEWALL DR	Residential	\$1,400,000	6 Jul
4/22 DEWBERRY CL	Residential	\$1,400,000	20 Jul
13/82 ALLISON CRES	Residential	\$800,000	2 Jul
16 F/6 SCHOFIELD PL	Residential	\$790,000	2 Jul
12/1 MACMAHON PL	Residential	\$525,000	10 Jul