SOLD NSW · PROPERTY MARKET REPORT

Menai NSW 2234

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +3	$1,399,000 -1%	$1,514,358 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$825,000	$19.69M

POSTCODE 2234 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$909	16

Figures cover the entire 2234 postcode area, not Menai alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,399,000 -1%	$1,514,358 +9%	13 +30%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Menai NSW 2234 in October 2026.
- The median sale price fell 1% to $1,399,000, down from $1,415,000 in September 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $825,000 to $3,000,000, a spread of $2,175,000.
- The standout sale was 4 KERSHAW RD at $3,000,000 on 7 Oct — 114% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 KERSHAW RD	Residential	**$3,000,000**	7 Oct
15 PARYS CL	Residential	**$2,410,000**	6 Oct
10 VON NIDA PL	Residential	**$2,070,000**	2 Oct
1 THE WOODS CCT	Residential	**$1,680,000**	8 Oct
25 SILVERLEAF ROW	Residential	**$1,507,650**	9 Oct
3 KERSLAKE GR	Residential	**$1,400,000**	21 Oct
8 EMERSON PL	Residential	**$1,399,000**	1 Oct
26 SAUNDERS PL	Residential	**$1,230,000**	13 Oct
8/587 OLD ILLAWARRA RD	Residential	**$1,160,000**	9 Oct
3 BLUEGUM WAY	Residential	**$1,160,000**	15 Oct
65/2 SCHOFIELD PL	Residential	**$975,000**	16 Oct
18/92 ALLISON CRES	Residential	**$870,000**	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.