SOLD NSW · PROPERTY MARKET REPORT

# Monterey NSW 2217

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 13 -7 | $1,400,000 +7% | $1,518,154 -15% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $3,335,000 | $665,000 | $19.74M |

## POSTCODE 2217 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $720 | $785 | 122 |

Figures cover the entire 2217 postcode area, not Monterey alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,400,000 +7% | $1,518,154 -15% | 13 -35% |

## PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

## KEY MARKET INSIGHTS

- 13 properties settled in Monterey NSW 2217 in August–October 2026.
- The median sale price rose 7% to $1,400,000, up from $1,312,500 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $665,000 to $3,335,000, a spread of $2,670,000.
- The standout sale was 25 PASADENA ST at $3,335,000 on 6 Oct — 138% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 25 PASADENA ST | Residential | **$3,335,000** | 6 Oct |
| 83 MONTEREY ST | Residential | **$2,400,000** | 19 Aug |
| 15 CHUTER AVE | Residential | **$1,700,000** | 1 Sep |
| 1/32 BATH ST | Residential | **$1,605,000** | 17 Aug |
| 153 PRESIDENT AVE | Residential | **$1,600,000** | 27 Aug |
| 1/13 BURLINGTON ST | Residential | **$1,496,000** | 9 Oct |
| 77 BARTON ST | Residential | **$1,400,000** | 29 Oct |
| 2/17 CASSILIS ST | Residential | **$1,250,000** | 7 Aug |
| 2/11 SOLANDER ST | Residential | **$1,200,000** | 2 Sep |
| 2/165 PRESIDENT AVE | Residential | **$1,160,000** | 2 Sep |
| 5/17 SOLANDER ST | Residential | **$1,125,000** | 7 Sep |
| 19/54 SOLANDER ST | Residential | **$800,000** | 17 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.