SOLD NSW · PROPERTY MARKET REPORT

Newport NSW 2106

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -3	$2,432,500 +103%	$2,554,935 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,800,000	$750,000	$25.55M

POSTCODE 2106 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,210	$1,368	24

Figures cover the entire 2106 postcode area, not Newport alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,432,500 +103%	$2,554,935 -6%	10 -23%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Newport NSW 2106 in October 2026.
- The median sale price rose 103% to $2,432,500, up from $1,200,000 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $750,000 to $4,800,000, a spread of $4,050,000.
- The standout sale was 166 BARRENJOEY RD at $4,800,000 on 15 Oct — 97% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
166 BARRENJOEY RD	Residential	**$4,800,000**	15 Oct
6 HILLSIDE RD	Residential	**$3,900,000**	16 Oct
29 WALWORTH AVE	Residential	**$3,500,000**	6 Oct
16 BARDO RD	Residential	**$3,225,000**	1 Oct
3 HOWELL CL	Residential	**$2,820,000**	12 Oct
77 CRESCENT RD	Residential	**$2,045,000**	9 Oct
18 IRRUBEL RD	Residential	**$1,950,000**	1 Oct
3/10 KALINYA ST	Residential	**$1,700,000**	9 Oct
4/59 GLADSTONE ST	Residential	**$859,350**	26 Oct
4/285 BARRENJOEY RD	Residential	**$750,000**	6 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.