SOLD NSW · PROPERTY MARKET REPORT

North curl curl NSW 2099

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -2	$3,485,000 -20%	$3,539,136 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,125,000	$1,785,000	$38.93M

POSTCODE 2099 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$877	132

Figures cover the entire 2099 postcode area, not North curl curl alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,485,000 -20%	$3,539,136 -18%	11 -15%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in North curl curl NSW 2099 in August–October 2026.
- The median sale price fell 20% to $3,485,000, down from $4,360,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $1,785,000 to $5,125,000, a spread of $3,340,000.
- The standout sale was 28 A IAN AVE at $5,125,000 on 7 Aug — 47% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
28 A IAN AVE	Residential	**$5,125,000**	7 Aug
15 ROBERTSON RD	Residential	**$4,702,500**	4 Sep
8 SPRING RD	Residential	**$4,640,000**	4 Aug
143 HEADLAND RD	Residential	**$3,910,000**	10 Aug
111 B PITT RD	Residential	**$3,825,000**	17 Sep
18 ROSS ST	Residential	**$3,485,000**	25 Sep
27 PITT RD	Residential	**$3,430,000**	10 Aug
211 A HEADLAND RD	Residential	**$3,408,000**	13 Oct
39 ROSS ST	Residential	**$2,820,000**	29 Sep
1/29 BELLEVUE PDE	Residential	**$1,800,000**	24 Sep
2/150 PITT RD	Residential	**$1,785,000**	18 Sep

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.