

Picnic point NSW 2213

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +7	MEDIAN PRICE \$1,687,500 -22%	AVERAGE PRICE \$1,759,250 -15%
HIGHEST SALE \$2,920,000	LOWEST SALE \$1,235,000	TOTAL VALUE \$21.11M

POSTCODE 2213 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$925	AVERAGE WEEKLY RENT \$947	OBSERVATIONS 43
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Figures cover the entire 2213 postcode area, not Picnic point alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,687,500 -22%	AVERAGE PRICE \$1,759,250 -15%	TOTAL SALES 12 +140%
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PROPERTY TYPE BREAKDOWN

Residential	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Picnic point NSW 2213 in July 2026.
- The median sale price fell 22% to \$1,687,500, down from \$2,170,000 in June.
- All 12 recorded sales were residential.
- Prices ranged widely — from \$1,235,000 to \$2,920,000, a spread of \$1,685,000.
- The standout sale was 33 CARINYA RD at \$2,920,000 on 16 Jul — 73% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
33 CARINYA RD	Residential	\$2,920,000	16 Jul
6 SEIDEL AVE	Residential	\$1,910,000	10 Jul
26 B KATHLEEN PDE	Residential	\$1,870,000	1 Jul
31 AUSTIN BVD	Residential	\$1,780,000	17 Jul
6 A EILEEN ST	Residential	\$1,735,000	8 Jul
2 B LEAH AVE	Residential	\$1,725,000	13 Jul
14 CARINYA RD	Residential	\$1,650,000	7 Jul
2 A LEAH AVE	Residential	\$1,600,000	17 Jul
108 THOMAS ST	Residential	\$1,586,000	13 Jul
40 THOMAS ST	Residential	\$1,550,000	13 Jul
15 THOMAS ST	Residential	\$1,550,000	27 Jul
1/4 KAREN AVE	Residential	\$1,235,000	8 Jul