SOLD NSW · PROPERTY MARKET REPORT

Picnic point NSW 2213

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -4	$1,610,000 -8%	$1,682,357 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,200,000	$770,000	$36.98M

POSTCODE 2213 RENTAL MARKET · SEPTEMBER 2026

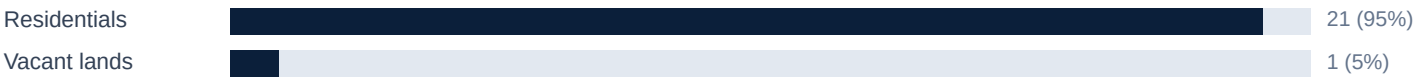
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$936	39

Figures cover the entire 2213 postcode area, not Picnic point alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,610,000 -8%	$1,682,357 -6%	22 -15%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Picnic point NSW 2213 in August–October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 8% to $1,610,000, down from $1,742,500 in May–July 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for vacant lands (1).
- Prices ranged widely — from $770,000 to $3,200,000, a spread of $2,430,000.
- The standout sale was 96 RAMSAY RD at $3,200,000 on 15 Oct — 99% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
96 RAMSAY RD	Residential	**$3,200,000**	15 Oct
895 B HENRY LAWSON DR	Residential	**$2,500,000**	4 Sep
194 LAMBETH ST	Residential	**$2,300,000**	29 Sep
8 DORIS ST	Residential	**$2,100,000**	6 Oct
888 HENRY LAWSON DR	Residential	**$1,920,000**	28 Aug
7 APEX AVE	Residential	**$1,900,000**	6 Aug
28 DORIS ST	Residential	**$1,900,000**	12 Aug
10 A EILEEN ST	Residential	**$1,798,000**	25 Sep
46 BURNS RD	Residential	**$1,750,000**	19 Oct
6 B EILEEN ST	Residential	**$1,725,000**	28 Sep
768 C HENRY LAWSON DR	Vacant land	**$1,650,000**	29 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.