SOLD NSW · PROPERTY MARKET REPORT

Point frederick NSW 2250

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +7	$742,000 -45%	$1,235,235 -29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,350,000	$570,000	$21.00M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not Point frederick alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$742,000 -45%	$1,235,235 -29%	17 +70%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Point frederick NSW 2250 in August–October 2026.
- The median sale price fell 45% to $742,000, down from $1,350,000 in May–July 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $570,000 to $3,350,000, a spread of $2,780,000.
- The standout sale was 12 ALBANY ST at $3,350,000 on 3 Aug — 351% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 ALBANY ST	Residential	**$3,350,000**	3 Aug
93 A ALBANY ST	Residential	**$2,650,000**	6 Aug
401/7 LYNN AVE	Residential	**$2,425,000**	10 Aug
6 FLORENCE AVE	Residential	**$1,730,000**	21 Aug
93 ALBANY ST	Residential	**$1,600,000**	9 Sep
36 FREDERICK ST	Residential	**$1,272,000**	31 Aug
106/8 DUKE ST	Residential	**$1,250,000**	22 Oct
303/4 AUBURN ST	Residential	**$785,000**	15 Sep
2/197 ALBANY ST	Residential	**$742,000**	25 Aug
6/11 LYNN AVE	Residential	**$720,000**	17 Sep
5/7 SHORTLAND ST	Residential	**$680,000**	20 Aug
10/138 ALBANY ST	Residential	**$675,000**	28 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.