SOLD NSW · PROPERTY MARKET REPORT

Punchbowl NSW 2196

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
40 -66	$1,247,500 -12%	$1,138,684 -42%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,640,000	$410,000	$46.91M

POSTCODE 2196 RENTAL MARKET · SEPTEMBER 2026

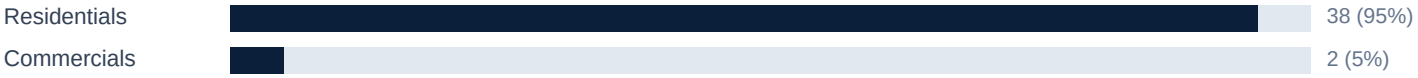
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$719	73

Figures cover the entire 2196 postcode area, not Punchbowl alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,247,500 -12%	$1,138,684 -42%	40 -62%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 40 properties settled in Punchbowl NSW 2196 in August–October 2026 — 38 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 12% to $1,247,500, down from $1,415,000 in May–July 2026.
- Residentials accounted for 95% of sales (38 of 40), compared to 5% for commercials (2).
- Prices ranged widely — from $410,000 to $2,640,000, a spread of $2,230,000.
- The standout sale was 14 CULLENS RD at $2,640,000 on 19 Oct — 112% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 CULLENS RD	Commercial	**$2,640,000**	19 Oct
17 B LANCELOT ST	Residential	**$1,880,000**	28 Aug
23 BONDS RD	Residential	**$1,800,000**	22 Oct
69 B AUGUSTA ST	Residential	**$1,795,000**	14 Aug
17 A LANCELOT ST	Residential	**$1,700,000**	21 Aug
61 COLUMBINE AVE	Residential	**$1,685,000**	11 Sep
95 AUGUSTA ST	Residential	**$1,600,000**	21 Oct
77 ROSEMONT ST S	Residential	**$1,550,000**	14 Sep
53 VIOLA ST	Residential	**$1,550,000**	28 Oct
2/18 HEATH ST	Residential	**$1,450,000**	14 Aug
11 BELMORE RD N	Residential	**$1,450,000**	20 Oct

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.