

Sanctuary point NSW 2540

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -9	MEDIAN PRICE \$701,000 -1%	AVERAGE PRICE \$646,500 -16%
HIGHEST SALE \$870,000	LOWEST SALE \$340,000	TOTAL VALUE \$6.46M

POSTCODE 2540 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 105
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Figures cover the entire 2540 postcode area, not Sanctuary point alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$701,000 -1%	AVERAGE PRICE \$646,500 -16%	TOTAL SALES 10 -47%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Sanctuary point NSW 2540 in August 2026.
- The median sale price fell 1% to \$701,000, down from \$707,500 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$340,000 to \$870,000, a spread of \$530,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34 KIRKHAM WAY	Residential	\$870,000	11 Aug
34 KENNETH AVE	Residential	\$860,000	10 Aug
129 GREVILLE AVE	Residential	\$796,000	19 Aug
80 MUSTANG DR	Residential	\$780,000	28 Aug
35 VOST DR	Residential	\$732,000	17 Aug
30 BORONIA AVE	Residential	\$670,000	7 Aug
20 KESTREL AVE	Residential	\$655,000	24 Aug
31 CESSNA AVE	Residential	\$420,000	26 Aug
30 CLIFTON ST	Residential	\$342,000	17 Aug
106 WARATAH CRES	Residential	\$340,000	21 Aug