SOLD NSW · PROPERTY MARKET REPORT

Sanctuary point NSW 2540

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 +5	$725,000 +5%	$698,167 -8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$865,000	$320,000	$13.72M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

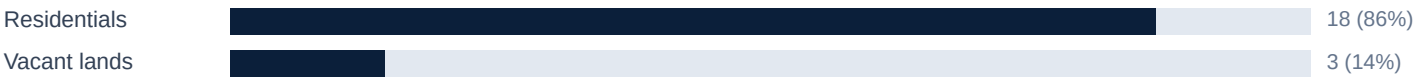
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Sanctuary point alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$725,000 +5%	$698,167 -8%	21 +31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Sanctuary point NSW 2540 in October 2026 — 18 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 5% to $725,000, up from $693,750 in September 2026.
- Residentials accounted for 86% of sales (18 of 21), compared to 14% for vacant lands (3).
- Prices ranged widely — from $320,000 to $865,000, a spread of $545,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 KINGSFORD SMITH CRES	Residential	**$865,000**	28 Oct
33 KINGSFORD SMITH CRES	Residential	**$850,000**	21 Oct
103 MACLEANS POINT RD	Residential	**$800,000**	22 Oct
15 WARREGO DR	Residential	**$780,000**	13 Oct
8 RIDGELANDS DR	Residential	**$770,000**	2 Oct
53 ETHEL ST	Residential	**$750,000**	22 Oct
19 WATTLE AVE	Residential	**$750,000**	23 Oct
20 FAIRWAY DR	Residential	**$735,000**	2 Oct
53 LEUMEAH ST	Residential	**$725,000**	1 Oct
2 THE PARK DRIVE	Residential	**$725,000**	13 Oct
120 WARATAH CRES	Residential	**$718,000**	1 Oct
226 WALMER AVE	Residential	**$700,000**	26 Oct
1 THE GLEN	Residential	**$700,000**	26 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.