

Saratoga NSW 2251

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +2	MEDIAN PRICE \$1,237,500 -22%	AVERAGE PRICE \$1,274,050 -24%
HIGHEST SALE \$2,100,000	LOWEST SALE \$289,000	TOTAL VALUE \$12.74M

POSTCODE 2251 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$811	OBSERVATIONS 61
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Figures cover the entire 2251 postcode area, not Saratoga alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$1,237,500 -22%	AVERAGE PRICE \$1,274,050 -24%	TOTAL SALES 10 +25%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Saratoga NSW 2251 in June 2026.
- The median sale price fell 22% to \$1,237,500, down from \$1,585,000 in May.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$289,000 to \$2,100,000, a spread of \$1,811,000.
- The standout sale was 11 VIEW PDE at \$2,100,000 on 30 Jun — 70% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 VIEW PDE	Residential	\$2,100,000	30 Jun
49 THE CORSO	Residential	\$1,775,000	11 Jun
73 PATRICK CRES	Residential	\$1,700,000	11 Jun
63 BROADWATER DR	Residential	\$1,310,000	22 Jun
1/52 THE CORSO	Residential	\$1,275,000	19 Jun
23 MALUMBA AVE	Residential	\$1,200,000	12 Jun
105 A DAVISTOWN RD	Residential	\$1,195,000	24 Jun
97 PATRICK CRES	Residential	\$1,020,000	26 Jun
2/29 A JIRRAMBA AVE	Residential	\$876,500	1 Jun
36 MIMOSA AVE	Residential	\$289,000	26 Jun