SOLD NSW · PROPERTY MARKET REPORT

Saratoga NSW 2251

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 +8	$1,310,000 +2%	$1,386,109 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,650,000	$289,000	$31.88M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

Figures cover the entire 2251 postcode area, not Saratoga alone. Rental period: September 2026.

COMPARED TO FEBRUARY–APRIL 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,310,000 +2%	$1,386,109 -6%	23 +53%

PROPERTY TYPE BREAKDOWN

Residentials — 23 (100%)

KEY MARKET INSIGHTS

- 23 properties settled in Saratoga NSW 2251 in May–July 2026.
- The median sale price rose 2% to $1,310,000, up from $1,285,000 in February–April 2026.
- All 23 recorded sales were residentials.
- Prices ranged widely — from $289,000 to $2,650,000, a spread of $2,361,000.
- The standout sale was 19 STEYNE RD at $2,650,000 on 29 May — 102% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 STEYNE RD	Residential	**$2,650,000**	29 May
11 VIEW PDE	Residential	**$2,100,000**	30 Jun
142 B STEYNE RD	Residential	**$2,000,000**	15 May
49 THE CORSO	Residential	**$1,775,000**	11 Jun
63 VIEW PDE	Residential	**$1,750,000**	14 May
73 PATRICK CRES	Residential	**$1,700,000**	11 Jun
34 PATRICK CRES	Residential	**$1,605,000**	8 May
66 HIGH ST	Residential	**$1,565,000**	25 May
12 MIMOSA AVE	Residential	**$1,400,000**	3 Jul
91 PATRICK CRES	Residential	**$1,400,000**	10 Jul
202 STEYNE RD	Residential	**$1,385,000**	25 May
63 BROADWATER DR	Residential	**$1,310,000**	22 Jun

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