SOLD NSW · PROPERTY MARKET REPORT

Somersby NSW 2250

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -5	$1,360,000 -81%	$2,367,500 -51%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$8,000,000	$600,000	$23.91M

POSTCODE 2250 RENTAL MARKET · SEPTEMBER 2026

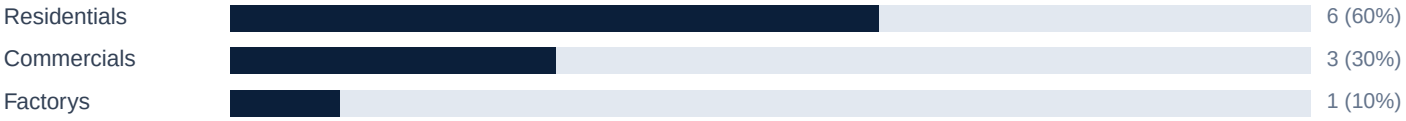
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$633	206

Figures cover the entire 2250 postcode area, not Somersby alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,360,000 -81%	$2,367,500 -51%	10 -33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Somersby NSW 2250 in July–September 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 81% to $1,360,000, down from $7,150,000 in April–June 2026.
- Residentials accounted for 60% of sales (6 of 10), compared to 30% for commercials (3).
- Prices ranged widely — from $600,000 to $8,000,000, a spread of $7,400,000.
- The standout sale was 30 ULINGA RD at $8,000,000 on 17 Jul — 488% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
30 ULINGA RD	Residential	**$8,000,000**	17 Jul
244 WISEMANS FERRY RD	Commercial	**$5,566,000**	4 Sep
142 SOMERSBY FALLS RD	Commercial	**$2,200,000**	23 Sep
440 WISEMANS FERRY RD	Residential	**$2,125,000**	17 Aug
10 ACE RD	Residential	**$1,870,000**	3 Jul
1/80 SOMERSBY FALLS RD	Factory	**$1,250,000**	26 Aug
1/43 PILE RD	Residential	**$850,000**	25 Sep
12/218 WISEMANS FERRY RD	Residential	**$760,000**	24 Sep
10/19 KANGOO RD	Commercial	**$690,000**	13 Aug
15 DAWSON ST	Residential	**$600,000**	10 Aug

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