SOLD NSW · PROPERTY MARKET REPORT

Speers point NSW 2284

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -8	$1,013,750 -25%	$1,118,821 -21%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$585,000	$16.56M

POSTCODE 2284 RENTAL MARKET · SEPTEMBER 2026

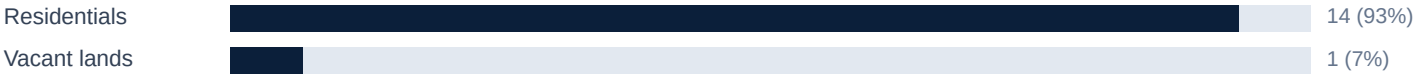
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$715	27

Figures cover the entire 2284 postcode area, not Speers point alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,013,750 -25%	$1,118,821 -21%	15 -35%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Speers point NSW 2284 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 25% to $1,013,750, down from $1,349,000 in May–July 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for vacant lands (1).
- Prices ranged widely — from $585,000 to $3,000,000, a spread of $2,415,000.
- The standout sale was 368 THE ESPLANADE at $3,000,000 on 2 Oct — 196% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
368 THE ESPLANADE	Residential	**$3,000,000**	2 Oct
4 ATKIN AVE	Residential	**$1,250,000**	23 Oct
226 THE ESPLANADE	Residential	**$1,200,000**	7 Sep
25 THOMPSON RD	Residential	**$1,200,000**	27 Oct
15 LYNN PL	Residential	**$1,180,000**	21 Aug
3/37 A BERKELEY ST	Residential	**$1,036,000**	17 Sep
41 BELL ST	Residential	**$1,025,000**	10 Aug
97 BERKELEY ST	Residential	**$1,002,500**	6 Oct
8 CHIPPINDALL ST	Residential	**$910,000**	15 Oct
40 KIRAI DR	Vacant land	**$894,000**	8 Sep
61 SPEERS ST	Residential	**$875,000**	8 Oct

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