SOLD NSW · PROPERTY MARKET REPORT

Sylvania waters NSW 2224

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -5	$1,850,000 -29%	$1,980,182 -39%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,640,000	$760,000	$21.78M

POSTCODE 2224 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,150	$1,243	21

Figures cover the entire 2224 postcode area, not Sylvania waters alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,850,000 -29%	$1,980,182 -39%	11 -31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Sylvania waters NSW 2224 in August–October 2026.
- The median sale price fell 29% to $1,850,000, down from $2,615,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $760,000 to $4,640,000, a spread of $3,880,000.
- The standout sale was 55 JAMES COOK ISLAND at $4,640,000 on 14 Sep — 151% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
55 JAMES COOK ISLAND	Residential	**$4,640,000**	14 Sep
156 BELGRAVE ESP	Residential	**$4,200,000**	18 Sep
25 MACINTYRE CRES	Residential	**$2,340,000**	31 Aug
2 FITZROY PL	Residential	**$2,150,000**	23 Oct
1 MACINTYRE CRES	Residential	**$2,000,000**	14 Oct
8 SNOWY PL	Residential	**$1,850,000**	8 Oct
74/3 RAMU CL	Residential	**$1,085,000**	10 Aug
83/3 RAMU CL	Residential	**$1,022,000**	26 Oct
60/1 RAMU CL	Residential	**$870,000**	14 Aug
23/1 RAMU CL	Residential	**$865,000**	25 Aug
38/1 RAMU CL	Residential	**$760,000**	14 Aug

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.