

The ponds NSW 2769

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 -3	MEDIAN PRICE \$1,350,000 -9%	AVERAGE PRICE \$1,439,091 -4%
HIGHEST SALE \$1,901,000	LOWEST SALE \$930,000	TOTAL VALUE \$18.42M

POSTCODE 2769 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$920	AVERAGE WEEKLY RENT \$915	OBSERVATIONS 25
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Figures cover the entire 2769 postcode area, not The ponds alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,350,000 -9%	AVERAGE PRICE \$1,439,091 -4%	TOTAL SALES 13 -19%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (85%)
Vacant lands		2 (15%)

KEY MARKET INSIGHTS

- 13 properties settled in The ponds NSW 2769 in September 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 9% to \$1,350,000, down from \$1,482,000 in August.
- Residentials accounted for 85% of sales (11 of 13), compared to 15% for vacant lands (2).
- Prices ranged widely — from \$930,000 to \$1,901,000, a spread of \$971,000.
- The standout sale was 43 WATERFALL BVD at \$1,901,000 on 2 Sep — 41% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
43 WATERFALL BVD	Residential	\$1,901,000	2 Sep
11 TOMAH CRES	Residential	\$1,776,000	4 Sep
41 PARINGA DR	Residential	\$1,760,000	2 Sep
12 ADELONG PDE	Residential	\$1,520,000	11 Sep
3 BINDO ST	Residential	\$1,492,000	2 Sep
51 MOUNTAIN ST	Residential	\$1,350,000	9 Sep
66 CALLEJA ST	Residential	\$1,350,000	9 Sep
13 BEAUCHAMP DR	Vacant land	\$1,340,000	1 Sep
81 MOSAIC AVE	Residential	\$1,315,000	11 Sep
47 FAULCONBRIDGE ST	Residential	\$1,270,000	1 Sep
45 FAULCONBRIDGE ST	Vacant land	\$1,250,000	1 Sep