SOLD NSW · PROPERTY MARKET REPORT

The ponds NSW 2769

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -6	$1,630,000 +18%	$1,658,515 +15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,550,000	$1,020,000	$31.51M

POSTCODE 2769 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$967	27

Figures cover the entire 2769 postcode area, not The ponds alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,630,000 +18%	$1,658,515 +15%	19 -24%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in The ponds NSW 2769 in October 2026.
- The median sale price rose 18% to $1,630,000, up from $1,380,000 in September 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $1,020,000 to $2,550,000, a spread of $1,530,000.
- The standout sale was 140 RIDGELINE DR at $2,550,000 on 12 Oct — 56% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
140 RIDGELINE DR	Residential	**$2,550,000**	12 Oct
69 FAIRFAX ST	Residential	**$2,330,000**	20 Oct
2 CAMOMILE ST	Residential	**$2,250,000**	12 Oct
40 CENTENNIAL DR	Residential	**$1,880,000**	6 Oct
19 PADDOCK ST	Residential	**$1,790,000**	13 Oct
24 SPRINGWOOD AVE	Residential	**$1,728,240**	20 Oct
36 IVORY ST	Residential	**$1,725,000**	26 Oct
10 FISHERMAN ST	Residential	**$1,700,000**	28 Oct
21 AMARCO CCT	Residential	**$1,637,159**	9 Oct
43 RIPPLE CRES	Residential	**$1,630,000**	6 Oct
19 GREENVIEW PDE	Residential	**$1,616,888**	19 Oct
79 THE PONDS BOULEVARD	Residential	**$1,525,000**	29 Oct

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