SOLD NSW · PROPERTY MARKET REPORT

Yagoona NSW 2199

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -8	$1,260,000 -8%	$1,154,000 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,590,000	$570,000	$14.88M

POSTCODE 2199 RENTAL MARKET · SEPTEMBER 2026

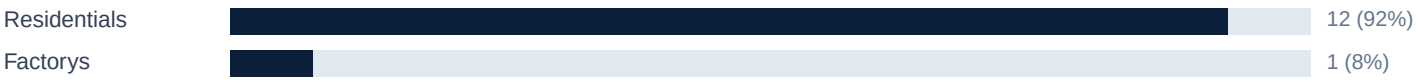
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$643	35

Figures cover the entire 2199 postcode area, not Yagoona alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,260,000 -8%	$1,154,000 -11%	13 -38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Yagoona NSW 2199 in October 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 8% to $1,260,000, down from $1,365,000 in September 2026.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for factorys (1).
- Prices ranged widely — from $570,000 to $1,590,000, a spread of $1,020,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 BREASLEY AVE	Residential	**$1,590,000**	6 Oct
12 BREASLEY AVE	Residential	**$1,540,000**	6 Oct
53 ALAN ST	Residential	**$1,485,000**	27 Oct
3 PATIENCE AVE	Residential	**$1,482,000**	8 Oct
4 GREGORY ST	Residential	**$1,465,000**	6 Oct
59 CALDWELL PDE	Residential	**$1,280,000**	26 Oct
101 MCMAHON RD	Residential	**$1,240,000**	16 Oct
1 ALAN ST	Residential	**$1,211,000**	6 Oct
10/101 ROOKWOOD RD	Factory	**$1,030,000**	12 Oct
8/48 POWELL ST	Residential	**$730,000**	19 Oct
6/17 ROOKWOOD RD	Residential	**$675,000**	13 Oct
46/417 HUME HWY	Residential	**$580,000**	15 Oct
6/78 BRANCOURT AVE	Residential	**$570,000**	15 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.