SOLD NSW · PROPERTY MARKET REPORT

Anna bay NSW 2316

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -3	$915,000 -3%	$1,157,200 +0%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,800,000	$200,000	$17.96M

POSTCODE 2316 RENTAL MARKET · SEPTEMBER 2026

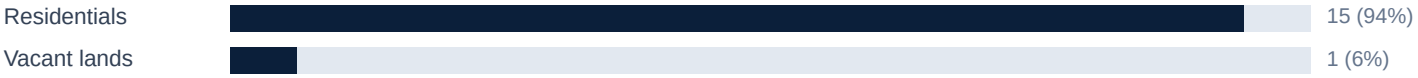
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$628	$606	6

Figures cover the entire 2316 postcode area, not Anna bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$915,000 -3%	$1,157,200 +0%	16 -16%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Anna bay NSW 2316 in August–October 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 3% to $915,000, down from $940,000 in May–July 2026.
- Residentials accounted for 94% of sales (15 of 16), compared to 6% for vacant lands (1).
- Prices ranged widely — from $200,000 to $3,800,000, a spread of $3,600,000.
- The standout sale was 298 C GAN GAN RD at $3,800,000 on 1 Sep — 315% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
298 C GAN GAN RD	Residential	**$3,800,000**	1 Sep
59 OCEAN AVE	Residential	**$2,900,000**	28 Oct
12 CLONMEEN CCT	Residential	**$1,200,000**	28 Aug
28 ESSINGTON WAY	Residential	**$1,200,000**	7 Oct
43 HANSON AVE	Residential	**$1,130,000**	4 Sep
21 BELLMOUNT CL	Residential	**$1,030,000**	5 Aug
114 MORNA POINT RD	Residential	**$970,000**	2 Sep
54 MORNA POINT RD	Residential	**$915,000**	4 Sep
50 PACIFIC AVE	Residential	**$893,000**	19 Aug
24 HANSON AVE	Residential	**$850,000**	15 Sep
1/30 ANGLERS DR	Residential	**$800,000**	10 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.