

Avalon beach NSW 2107

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -1	MEDIAN PRICE \$2,760,000 +34%	AVERAGE PRICE \$3,393,846 +82%
HIGHEST SALE \$8,950,000	LOWEST SALE \$1,420,000	TOTAL VALUE \$45.67M

POSTCODE 2107 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,225	AVERAGE WEEKLY RENT \$1,182	OBSERVATIONS 28
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Figures cover the entire 2107 postcode area, not Avalon beach alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,760,000 +34%	AVERAGE PRICE \$3,393,846 +82%	TOTAL SALES 14 -7%
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PROPERTY TYPE BREAKDOWN

Residential		13 (93%)
Commercials		1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Avalon beach NSW 2107 in August 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 34% to \$2,760,000, up from \$2,065,000 in July.
- Residential accounted for 93% of sales (13 of 14), compared to 7% for commercials (1).
- Prices ranged widely — from \$1,420,000 to \$8,950,000, a spread of \$7,530,000.
- The standout sale was 510 BARRENJOEY RD at \$8,950,000 on 7 Aug — 224% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
510 BARRENJOEY RD	Residential	\$8,950,000	7 Aug
4 COOLAWIN RD	Residential	\$4,700,000	4 Aug
5 PARADISE AVE	Residential	\$4,600,000	4 Aug
20 BELLEVUE AVE	Residential	\$4,000,000	19 Aug
73 CENTRAL RD	Residential	\$3,500,000	12 Aug
22 BINBURRA AVE	Residential	\$3,290,000	6 Aug
84 AVALON PDE	Residential	\$2,760,000	18 Aug
11 WANAWONG RD	Residential	\$2,450,000	19 Aug
45 A CHISHOLM AVE	Residential	\$2,350,000	4 Aug
3 JOSEPH ST	Residential	\$2,275,000	5 Aug
32 CAREEL HEAD RD	Residential	\$2,050,000	31 Aug