SOLD NSW · PROPERTY MARKET REPORT

Avalon beach NSW 2107

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -3	$3,200,000 +73%	$3,551,500 +47%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,650,000	$1,075,000	$36.97M

POSTCODE 2107 RENTAL MARKET · SEPTEMBER 2026

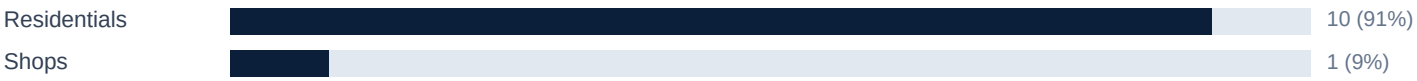
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,300	$1,408	25

Figures cover the entire 2107 postcode area, not Avalon beach alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,200,000 +73%	$3,551,500 +47%	11 -21%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Avalon beach NSW 2107 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 73% to $3,200,000, up from $1,850,000 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for shops (1).
- Prices ranged widely — from $1,075,000 to $7,650,000, a spread of $6,575,000.
- The standout sale was 14 MARINE PDE at $7,650,000 on 15 Oct — 139% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
14 MARINE PDE	Residential	**$7,650,000**	15 Oct
1 PARADISE AVE	Residential	**$5,500,000**	1 Oct
19 ELVINA AVE	Residential	**$4,700,000**	15 Oct
110 AVALON PDE	Residential	**$3,800,000**	28 Oct
2 CAREEL BAY CRES	Residential	**$3,350,000**	23 Oct
37 BELLEVUE AVE	Residential	**$3,050,000**	12 Oct
9 WANDEARAH AVE	Residential	**$2,850,000**	16 Oct
34 CAREEL HEAD RD	Residential	**$2,370,000**	16 Oct
4/21 OLD BARRENJOEY RD	Shop	**$1,450,000**	15 Oct
2/4 SANCTUARY AVE	Residential	**$1,170,000**	8 Oct
1/61 AVALON PDE	Residential	**$1,075,000**	22 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.