

Avoca beach NSW 2251

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -1	MEDIAN PRICE \$2,115,000 +14%	AVERAGE PRICE \$1,980,000 -37%
HIGHEST SALE \$2,550,000	LOWEST SALE \$1,300,000	TOTAL VALUE \$21.78M

POSTCODE 2251 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$811	OBSERVATIONS 61
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Figures cover the entire 2251 postcode area, not Avoca beach alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$2,115,000 +14%	AVERAGE PRICE \$1,980,000 -37%	TOTAL SALES 11 -8%
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PROPERTY TYPE BREAKDOWN

Residential		11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Avoca beach NSW 2251 in April 2026.
- The median sale price rose 14% to \$2,115,000, up from \$1,850,000 in March.
- All 11 recorded sales were residential.
- Prices ranged widely — from \$1,300,000 to \$2,550,000, a spread of \$1,250,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
156 A HILLSIDE RD	Residential	\$2,550,000	16 Apr
32 WALDER CRES	Residential	\$2,430,000	16 Apr
104 CAPE THREE POINTS RD	Residential	\$2,410,000	16 Apr
23 FAIRSCENE CRES	Residential	\$2,400,000	7 Apr
5/314 AVOCA DR	Residential	\$2,300,000	16 Apr
17/314 AVOCA DR	Residential	\$2,115,000	10 Apr
5/127 AVOCA DR	Residential	\$1,710,000	28 Apr
24 GILL AVE	Residential	\$1,565,000	30 Apr
23 HILLSIDE RD	Residential	\$1,500,000	8 Apr
246 THE ROUND DR	Residential	\$1,500,000	9 Apr
25 RENGBARI PL	Residential	\$1,300,000	16 Apr