SOLD NSW · PROPERTY MARKET REPORT

Avoca beach NSW 2251

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -2	$1,650,000 +8%	$1,837,947 +16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,950,000	$1,170,000	$34.92M

POSTCODE 2251 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$757	51

Figures cover the entire 2251 postcode area, not Avoca beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,650,000 +8%	$1,837,947 +16%	19 -10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Avoca beach NSW 2251 in August–October 2026.
- The median sale price rose 8% to $1,650,000, up from $1,530,000 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $1,170,000 to $3,950,000, a spread of $2,780,000.
- The standout sale was 1/47 AVOCA DR at $3,950,000 on 2 Oct — 139% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/47 AVOCA DR	Residential	**$3,950,000**	2 Oct
301 AVOCA DR	Residential	**$2,725,000**	25 Sep
249 THE ROUND DR	Residential	**$2,500,000**	4 Sep
49 ASCOT AVE	Residential	**$2,300,000**	3 Aug
39 RIDGWAY RD	Residential	**$2,300,000**	7 Sep
1/161 AVOCA DR	Residential	**$2,000,000**	11 Sep
17 HILLSIDE RD	Residential	**$1,960,000**	16 Oct
3/101 AVOCA DR	Residential	**$1,800,000**	29 Oct
30 PEEL ST	Residential	**$1,700,000**	13 Oct
10 COMITO CL	Residential	**$1,650,000**	6 Aug
84 CAPE THREE POINTS RD	Residential	**$1,600,000**	5 Aug
3 SOLANDER RD	Residential	**$1,550,000**	22 Sep

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.