

Bateau bay NSW 2261

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +4	MEDIAN PRICE \$1,248,350 -4%	AVERAGE PRICE \$1,399,957 +8%
HIGHEST SALE \$2,525,000	LOWEST SALE \$916,000	TOTAL VALUE \$21.00M

POSTCODE 2261 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$630	AVERAGE WEEKLY RENT \$692	OBSERVATIONS 125
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Figures cover the entire 2261 postcode area, not Bateau bay alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,248,350 -4%	AVERAGE PRICE \$1,399,957 +8%	TOTAL SALES 15 +36%
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PROPERTY TYPE BREAKDOWN

Residential	15 (100%)
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KEY MARKET INSIGHTS

- 15 properties settled in Bateau bay NSW 2261 in August 2026.
- The median sale price fell 4% to \$1,248,350, down from \$1,300,000 in July.
- All 15 recorded sales were residentials.
- Prices ranged widely — from \$916,000 to \$2,525,000, a spread of \$1,609,000.
- The standout sale was 10 MURRAY ST at \$2,525,000 on 27 Aug — 102% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 MURRAY ST	Residential	\$2,525,000	27 Aug
2 PATSTONE ST	Residential	\$2,380,000	5 Aug
34 MASEFIELD AVE	Residential	\$1,550,000	7 Aug
14 MOSSMAN AVE	Residential	\$1,530,000	28 Aug
20 MALANA AVE	Residential	\$1,420,000	7 Aug
10 PASADENA AVE	Residential	\$1,390,000	18 Aug
18 WARATAH ST	Residential	\$1,301,000	26 Aug
35 SIERRA AVE	Residential	\$1,248,350	21 Aug
30 SHAKESPEARE AVE	Residential	\$1,230,000	19 Aug
7 SIRIUS AVE	Residential	\$1,204,000	13 Aug
43 B MARGHERITA AVE	Residential	\$1,180,000	27 Aug
26 FISHERMENS BEND	Residential	\$1,150,000	26 Aug