SOLD NSW · PROPERTY MARKET REPORT

Bateau bay NSW 2261

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 +3	$1,260,000 +17%	$1,383,100 +13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,230,000	$700,000	$21.65M

POSTCODE 2261 RENTAL MARKET · SEPTEMBER 2026

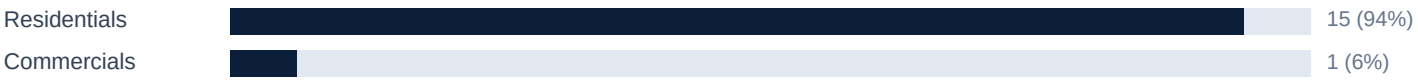
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	146

Figures cover the entire 2261 postcode area, not Bateau bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,260,000 +17%	$1,383,100 +13%	16 +23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Bateau bay NSW 2261 in October 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 17% to $1,260,000, up from $1,080,000 in September 2026.
- Residentials accounted for 94% of sales (15 of 16), compared to 6% for commercials (1).
- Prices ranged widely — from $700,000 to $2,230,000, a spread of $1,530,000.
- The standout sale was 6 PARKLANDS CL at $2,230,000 on 12 Oct — 77% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 PARKLANDS CL	Residential	**$2,230,000**	12 Oct
27 LAKIN ST	Residential	**$2,200,000**	19 Oct
7 MORONGA ST	Residential	**$1,850,000**	21 Oct
9 KEATS AVE	Residential	**$1,800,000**	2 Oct
6 WORDSWORTH AVE	Residential	**$1,580,000**	12 Oct
14 SYCAMORE AVE	Residential	**$1,565,000**	6 Oct
119 A BATEAU BAY RD	Residential	**$1,261,000**	26 Oct
15 PETA CL	Residential	**$1,260,000**	21 Oct
28 MARGHERITA AVE	Residential	**$1,245,000**	21 Oct
13 AUGUSTUS PL	Residential	**$1,110,000**	16 Oct
31 GWYDIR ST	Residential	**$1,072,500**	26 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.