SOLD NSW · PROPERTY MARKET REPORT

Batehaven NSW 2536

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -1	$670,000 -12%	$639,559 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$950,000	$305,000	$11.18M

POSTCODE 2536 RENTAL MARKET · SEPTEMBER 2026

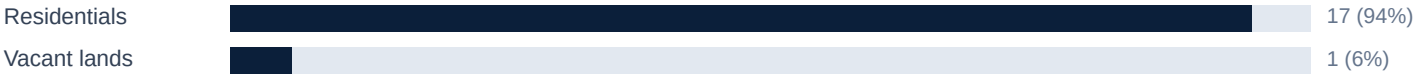
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$606	58

Figures cover the entire 2536 postcode area, not Batehaven alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$670,000 -12%	$639,559 -11%	18 -5%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Batehaven NSW 2536 in July–September 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to $670,000, down from $765,000 in April–June 2026.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for vacant lands (1).
- Prices ranged widely — from $305,000 to $950,000, a spread of $645,000.
- The standout sale was 46 OCEAN RD at $950,000 on 31 Jul — 42% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
46 OCEAN RD	Residential	**$950,000**	31 Jul
1 GIBSON PL	Residential	**$885,000**	30 Sep
57 EDWARD RD	Residential	**$855,000**	6 Jul
29 B WAGTAIL CRES	Residential	**$820,000**	6 Jul
3 JOSEPH ST	Residential	**$760,000**	31 Jul
11 CHRISTOPHER CRES	Residential	**$715,000**	28 Jul
9/272 BEACH RD	Residential	**$700,000**	8 Jul
2/13 EDWARD RD	Residential	**$695,000**	27 Aug
1 BERNADETTE BVD	Residential	**$670,000**	7 Jul
22 CLARE CRES	Residential	**$580,000**	20 Jul
11/1 GEORGE BASS DR	Residential	**$552,500**	31 Jul

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · July–September 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.