SOLD NSW · PROPERTY MARKET REPORT

Batemans bay NSW 2536

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -5	$530,000 -23%	$608,906 -29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,125,000	$387,500	$15.43M

POSTCODE 2536 RENTAL MARKET · SEPTEMBER 2026

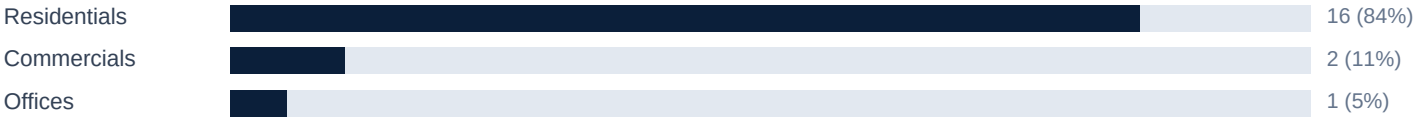
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$606	58

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$530,000 -23%	$608,906 -29%	19 -21%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Batemans bay NSW 2536 in August–October 2026 — 16 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 23% to $530,000, down from $688,000 in May–July 2026.
- Residentials accounted for 84% of sales (16 of 19), compared to 11% for commercials (2).
- Prices ranged widely — from $387,500 to $2,125,000, a spread of $1,737,500.
- The standout sale was 49 OLD PRINCES HWY at $2,125,000 on 4 Sep — 301% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
49 OLD PRINCES HWY	Commercial	**$2,125,000**	4 Sep
25 OLD PRINCES HWY	Commercial	**$1,860,000**	4 Sep
2 A BEACH RD	Office	**$1,700,000**	9 Oct
14 OLD PRINCES HWY	Residential	**$978,000**	16 Sep
1/48 BEACH RD	Residential	**$880,000**	26 Oct
114 BEACH RD	Residential	**$825,000**	5 Aug
206/1 A HERARDE ST	Residential	**$790,000**	1 Oct
47 BAVARDE AVE	Residential	**$770,000**	25 Sep
2/33 CLYDE ST	Residential	**$640,000**	28 Oct
4/35 CRANBROOK RD	Residential	**$560,000**	14 Aug

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.