SOLD NSW · PROPERTY MARKET REPORT

Byron bay NSW 2481

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +3	$1,600,000 +3%	$2,148,333 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,100,000	$700,000	$36.41M

POSTCODE 2481 RENTAL MARKET · SEPTEMBER 2026

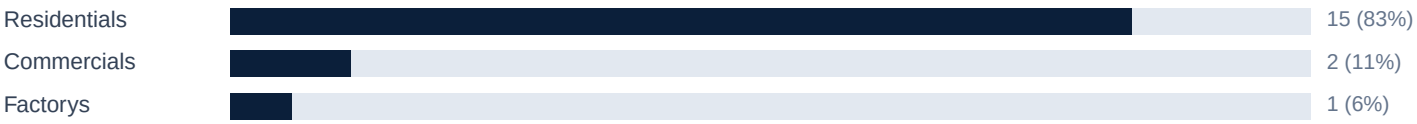
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,000	$1,069	49

Figures cover the entire 2481 postcode area, not Byron bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,600,000 +3%	$2,148,333 +5%	18 +20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Byron bay NSW 2481 in October 2026 — 15 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 3% to $1,600,000, up from $1,550,000 in September 2026.
- Residentials accounted for 83% of sales (15 of 18), compared to 11% for commercials (2).
- Prices ranged widely — from $700,000 to $5,100,000, a spread of $4,400,000.
- The standout sale was 13 MARVELL ST at $5,100,000 on 6 Oct — 219% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
13 MARVELL ST	Residential	**$5,100,000**	6 Oct
83 PATERSON ST	Residential	**$4,000,000**	20 Oct
32 CARLYLE LANE	Residential	**$3,500,000**	1 Oct
234 A BANGALOW RD	Residential	**$3,340,000**	16 Oct
34 SHELLEY DR	Residential	**$2,250,000**	16 Oct
58 BUTLER ST	Residential	**$2,150,000**	9 Oct
9/9 BAY LANE	Commercial	**$1,850,000**	12 Oct
2/36 PATERSON ST	Residential	**$1,805,000**	26 Oct
2/14 BAY ST	Commercial	**$1,615,000**	14 Oct
6/93 JONSON ST	Residential	**$1,600,000**	29 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.