

Caves beach NSW 2281

March 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +8	MEDIAN PRICE \$1,402,500 -15%	AVERAGE PRICE \$1,418,500 -14%
HIGHEST SALE \$2,500,000	LOWEST SALE \$660,000	TOTAL VALUE \$14.19M

POSTCODE 2281 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$670	AVERAGE WEEKLY RENT \$715	OBSERVATIONS 27
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Figures cover the entire 2281 postcode area, not Caves beach alone. Rental period: August 2026.

COMPARED TO FEBRUARY 2026

MEDIAN PRICE \$1,402,500 -15%	AVERAGE PRICE \$1,418,500 -14%	TOTAL SALES 10 +400%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Caves beach NSW 2281 in March 2026.
- The median sale price fell 15% to \$1,402,500, down from \$1,650,000 in February.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$660,000 to \$2,500,000, a spread of \$1,840,000.
- The standout sale was 35 SEASIDE CCT at \$2,500,000 on 30 Mar — 78% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
35 SEASIDE CCT	Residential	\$2,500,000	30 Mar
6 COPPER VALLEY CL	Residential	\$1,800,000	24 Mar
144 MACQUARIE GR	Residential	\$1,715,000	24 Mar
10 EBBTIDE AVE	Residential	\$1,675,000	12 Mar
56 PARK AVE	Residential	\$1,605,000	16 Mar
165 MACQUARIE GR	Residential	\$1,200,000	13 Mar
12 VILLAGE GR	Residential	\$1,125,000	27 Mar
28 BEACHSIDE DR	Residential	\$980,000	24 Mar
9 BEACHSIDE DR	Residential	\$925,000	30 Mar
14 PHILLIP ST	Residential	\$660,000	19 Mar