SOLD NSW · PROPERTY MARKET REPORT

Caves beach NSW 2281

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -4	$1,300,000 -19%	$1,585,577 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,800,000	$775,000	$20.61M

POSTCODE 2281 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$737	30

Figures cover the entire 2281 postcode area, not Caves beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,300,000 -19%	$1,585,577 -1%	13 -24%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Caves beach NSW 2281 in August–October 2026.
- The median sale price fell 19% to $1,300,000, down from $1,600,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $775,000 to $3,800,000, a spread of $3,025,000.
- The standout sale was 64 CAVES BEACH RD at $3,800,000 on 28 Aug — 192% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
64 CAVES BEACH RD	Residential	**$3,800,000**	28 Aug
3 SEACLIFF PL	Residential	**$2,700,000**	17 Aug
156 CAVES BEACH RD	Residential	**$2,500,000**	20 Aug
8 SEASIDE CCT	Residential	**$1,500,000**	19 Oct
7 CALLISTEMON CL	Residential	**$1,360,000**	8 Oct
63 SCENIC DR	Residential	**$1,300,000**	3 Aug
9/55 B CAVES BEACH RD	Residential	**$1,300,000**	29 Oct
15 BEACHSIDE DR	Residential	**$1,275,000**	7 Aug
155 PARK AVE	Residential	**$1,152,500**	13 Oct
15 BRAEMAR RD	Residential	**$1,140,000**	1 Oct
101/55 D CAVES BEACH RD	Residential	**$1,000,000**	25 Aug
2/7 CAVES BEACH RD	Residential	**$810,000**	20 Oct

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.