SOLD NSW · PROPERTY MARKET REPORT

Culburra beach NSW 2540

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -11	$1,015,000 +10%	$1,054,472 -14%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,150,000	$515,500	$18.98M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Culburra beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,015,000 +10%	$1,054,472 -14%	18 -38%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Culburra beach NSW 2540 in August–October 2026.
- The median sale price rose 10% to $1,015,000, up from $920,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $515,500 to $2,150,000, a spread of $1,634,500.
- The standout sale was 59 ALLERTON LANE at $2,150,000 on 10 Aug — 112% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
59 ALLERTON LANE	Residential	**$2,150,000**	10 Aug
28 EASTBOURNE AVE	Residential	**$1,710,000**	2 Oct
15 A THE MALL	Residential	**$1,310,000**	14 Aug
5 WOODLAND ST	Residential	**$1,250,000**	19 Oct
10 EASTBOURNE AVE	Residential	**$1,100,000**	18 Sep
79 PRINCE EDWARD AVE	Residential	**$1,100,000**	13 Oct
10 GREENBANK GR	Residential	**$1,050,000**	14 Oct
10 B GREENBANK GR	Residential	**$1,020,000**	29 Oct
50 BRIGHTON PDE	Residential	**$1,015,000**	7 Aug
96 ADDISON RD	Residential	**$1,015,000**	16 Sep
17 WHISTLER ST	Residential	**$1,000,000**	13 Aug
47 ORIENT POINT RD	Residential	**$930,000**	10 Sep

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.