SOLD NSW · PROPERTY MARKET REPORT

Diamond beach NSW 2430

March–May 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +2	$812,500 +6%	$910,200 -16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,450,000	$429,000	$10.23M

POSTCODE 2430 RENTAL MARKET · SEPTEMBER 2026

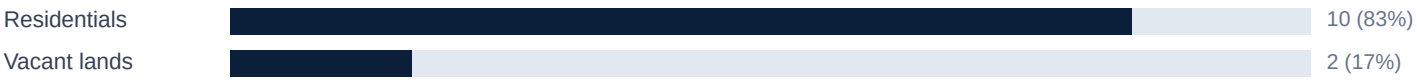
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$460	$464	131

Figures cover the entire 2430 postcode area, not Diamond beach alone. Rental period: September 2026.

COMPARED TO DECEMBER 2025–FEBRUARY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$812,500 +6%	$910,200 -16%	12 +20%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Diamond beach NSW 2430 in March–May 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 6% to $812,500, up from $770,000 in December 2025–February 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 17% for vacant lands (2).
- Prices ranged widely — from $429,000 to $1,450,000, a spread of $1,021,000.
- The standout sale was 12 MAJESTIC PL at $1,450,000 on 18 Mar — 78% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 MAJESTIC PL	Residential	**$1,450,000**	18 Mar
4 SILK CRES	Residential	**$1,340,000**	17 Apr
27 SHORES CRES	Residential	**$1,200,000**	24 Apr
25 SHORES CRES	Residential	**$1,005,000**	30 Mar
1/46 SHORES CRES	Residential	**$840,000**	27 May
15 SALTWATER CRES	Residential	**$785,000**	30 Apr
242 DIAMOND BEACH RD	Residential	**$755,000**	20 May
19 SUMMER HAZE CCT	Vacant land	**$679,000**	12 Mar
20 YACHT WAY	Residential	**$649,000**	19 May
24 YACHT WAY	Residential	**$649,000**	16 Mar
31 GOLDEN DR	Vacant land	**$449,000**	3 Mar

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · March–May 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.