SOLD NSW · PROPERTY MARKET REPORT

Emerald beach NSW 2456

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17	$1,052,500	$1,142,188

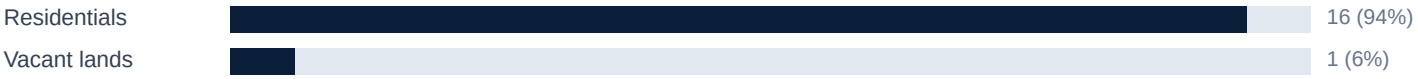
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,650,000	$535,000	$18.81M

POSTCODE 2456 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$700	35

Figures cover the entire 2456 postcode area, not Emerald beach alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Emerald beach NSW 2456 in August–October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $1,052,500.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for vacant lands (1).
- Prices ranged widely — from $535,000 to $1,650,000, a spread of $1,115,000.
- The standout sale was 7 GOONAROO PL at $1,650,000 on 25 Aug — 57% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 GOONAROO PL	Residential	**$1,650,000**	25 Aug
61 FIDDAMAN RD	Residential	**$1,630,000**	4 Aug
81 B LAKE RUSSELL DR	Residential	**$1,460,000**	21 Oct
46 DAMMEREL CRES	Residential	**$1,450,000**	4 Sep
9 STEFAN CL	Residential	**$1,345,000**	19 Oct
24 TOPAZ DR	Residential	**$1,200,000**	21 Aug
15 SUNSHINE CCT	Residential	**$1,100,000**	16 Oct
55 BLUFF RD	Residential	**$1,065,000**	15 Oct
1/113 FIDDAMAN RD	Residential	**$1,040,000**	29 Sep
62 DAMMEREL CRES	Residential	**$1,025,000**	12 Aug
4 ISLAND VIEW ST	Residential	**$950,000**	28 Oct
1/92 FIDDAMAN RD	Residential	**$925,000**	9 Sep
26 B SUNSHINE CCT	Residential	**$875,000**	14 Aug
25 SKINNER CL	Residential	**$875,000**	28 Sep
17 FIDDAMAN RD	Residential	**$850,000**	22 Oct
10 LAKE BREEZE LANE	Residential	**$835,000**	1 Oct
16 SUNSHINE CCT	Vacant land	**$535,000**	15 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.