SOLD NSW · PROPERTY MARKET REPORT

Empire bay NSW 2257

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,265,000 -2%	$1,424,055 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,398,800	$1,022,000	$14.24M

POSTCODE 2257 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$708	100

Figures cover the entire 2257 postcode area, not Empire bay alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,265,000 -2%	$1,424,055 -9%	10 -17%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Empire bay NSW 2257 in July–September 2026.
- The median sale price fell 2% to $1,265,000, down from $1,290,000 in April–June 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $1,022,000 to $2,398,800, a spread of $1,376,800.
- The standout sale was 2 AWINYA CL at $2,398,800 on 6 Jul — 90% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 AWINYA CL	Residential	**$2,398,800**	6 Jul
12 AWINYA CL	Residential	**$1,900,000**	8 Jul
2 KENDALL RD	Residential	**$1,625,000**	17 Sep
300 EMPIRE BAY DR	Residential	**$1,393,750**	17 Jul
27 GREENFIELD RD	Residential	**$1,280,000**	20 Jul
218 EMPIRE BAY DR	Residential	**$1,250,000**	6 Jul
41 SORRENTO RD	Residential	**$1,250,000**	10 Aug
29 GREENFIELD RD	Residential	**$1,065,000**	2 Sep
34 ROSELLA RD	Residential	**$1,055,999**	17 Aug
35 RICKARD RD	Residential	**$1,022,000**	7 Sep

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