

Fern bay NSW 2295

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +5	MEDIAN PRICE \$960,000 -26%	AVERAGE PRICE \$1,047,500 -17%
HIGHEST SALE \$1,505,000	LOWEST SALE \$845,000	TOTAL VALUE \$10.47M

POSTCODE 2295 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$795	AVERAGE WEEKLY RENT \$865	OBSERVATIONS 12
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Figures cover the entire 2295 postcode area, not Fern bay alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$960,000 -26%	AVERAGE PRICE \$1,047,500 -17%	TOTAL SALES 10 +100%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Fern bay NSW 2295 in April 2026.
- The median sale price fell 26% to \$960,000, down from \$1,290,000 in March.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$845,000 to \$1,505,000, a spread of \$660,000.
- The standout sale was 91 DUNE DR at \$1,505,000 on 1 Apr — 57% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
91 DUNE DR	Residential	\$1,505,000	1 Apr
72 SEASIDE BVD	Residential	\$1,350,000	10 Apr
6 MYRTLE ST	Residential	\$1,125,000	17 Apr
111 SEASIDE BVD	Residential	\$990,000	7 Apr
40 NORFOLK ST	Residential	\$970,000	13 Apr
6 BITOU WAY	Residential	\$950,000	1 Apr
8 SANDCASTLE ST	Residential	\$940,000	16 Apr
3 BOTANICA AVE	Residential	\$930,000	28 Apr
120 NORFOLK ST	Residential	\$870,000	2 Apr
18 URALLA ST	Residential	\$845,000	10 Apr