SOLD NSW · PROPERTY MARKET REPORT

Fern bay NSW 2295

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -6	$1,097,500 -5%	$1,124,167 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,580,000	$850,000	$13.49M

POSTCODE 2295 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$735	$733	16

Figures cover the entire 2295 postcode area, not Fern bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,097,500 -5%	$1,124,167 -1%	12 -33%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Fern bay NSW 2295 in August–October 2026.
- The median sale price fell 5% to $1,097,500, down from $1,155,500 in May–July 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $850,000 to $1,580,000, a spread of $730,000.
- The standout sale was 99 NORFOLK ST at $1,580,000 on 18 Aug — 44% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
99 NORFOLK ST	Residential	**$1,580,000**	18 Aug
13 PAPERBARK CT	Residential	**$1,440,000**	3 Sep
10 TOOROONG RD	Residential	**$1,375,000**	21 Aug
26 APPLE ST	Residential	**$1,200,000**	2 Sep
986 NELSON BAY RD	Residential	**$1,100,000**	3 Sep
8 URALLA ST	Residential	**$1,100,000**	23 Oct
3 DIURIS ST	Residential	**$1,095,000**	25 Sep
38 APPLE ST	Residential	**$1,050,000**	30 Sep
58 SEASIDE BVD	Residential	**$950,000**	28 Aug
31 ROSEMARY ST	Residential	**$880,000**	19 Aug
139 NORFOLK ST	Residential	**$870,000**	23 Oct
2 TUCKEROO CCT	Residential	**$850,000**	11 Aug

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.