SOLD NSW · PROPERTY MARKET REPORT

Greenwell point NSW 2540

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13	$828,000	$896,939

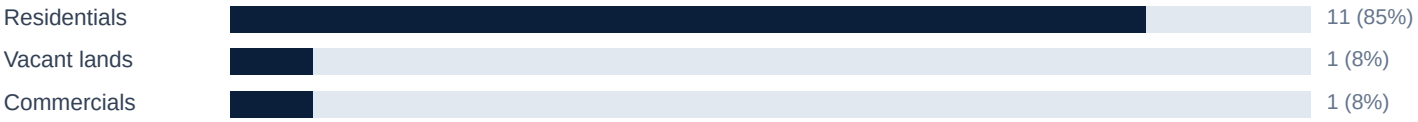
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,385,000	$50,000	$10.49M

POSTCODE 2540 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$603	118

Figures cover the entire 2540 postcode area, not Greenwell point alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Greenwell point NSW 2540 in June–August 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price for the period was $828,000.
- Residentials accounted for 85% of sales (11 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from $50,000 to $1,385,000, a spread of $1,335,000.
- The standout sale was 29 ADELAIDE ST at $1,385,000 on 24 Jul — 67% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
29 ADELAIDE ST	Residential	**$1,385,000**	24 Jul
2 CROOKHAVEN DR	Residential	**$1,150,000**	22 Jun
5 B GREENS RD	Residential	**$1,100,000**	2 Jul
30 CHURCH ST	Residential	**$960,000**	30 Jun
32 ADELAIDE ST	Residential	**$845,000**	21 Aug
103 GREENWELL POINT RD	Residential	**$828,000**	18 Aug
10 B COMARONG ST	Residential	**$800,000**	10 Jul
14 PYREE ST	Residential	**$800,000**	4 Aug
16 BAILEY AVE	Residential	**$785,000**	5 Jun
145 GREENS RD	Residential	**$780,000**	4 Jun
95 GREENWELL POINT RD	Commercial	**$575,000**	24 Aug
6 CHURCH ST	Residential	**$433,333**	23 Jun
101 GREENWELL POINT RD	Vacant land	**$50,000**	18 Aug

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