SOLD NSW · PROPERTY MARKET REPORT

Kiama downs NSW 2533

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -15	$1,250,000 -3%	$1,161,900 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,801,601	$500,000	$16.27M

POSTCODE 2533 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$764	29

Figures cover the entire 2533 postcode area, not Kiama downs alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,250,000 -3%	$1,161,900 -5%	14 -52%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Kiama downs NSW 2533 in August–October 2026.
- The median sale price fell 3% to $1,250,000, down from $1,285,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $500,000 to $1,801,601, a spread of $1,301,601.
- The standout sale was 35 CLIFF DR at $1,801,601 on 29 Oct — 44% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
35 CLIFF DR	Residential	**$1,801,601**	29 Oct
121 KIARAMA AVE	Residential	**$1,675,000**	18 Aug
3 CULLEN DR	Residential	**$1,410,000**	23 Sep
3 CAMERON CRES	Residential	**$1,335,000**	11 Sep
52 CATHEDRAL ROCKS AVE	Residential	**$1,320,000**	20 Aug
21 HOLLINGS DR	Residential	**$1,320,000**	1 Oct
15 HOLLINGS DR	Residential	**$1,250,000**	14 Aug
14 MCBRIEN DR	Residential	**$1,250,000**	2 Oct
94 RIVERSIDE DR	Residential	**$1,220,000**	29 Oct
23 BARTON DR	Residential	**$1,200,000**	28 Aug
55 HENRY PARKES DR	Residential	**$695,000**	7 Sep
28 HENRY PARKES DR	Residential	**$690,000**	2 Oct

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.