SOLD NSW · PROPERTY MARKET REPORT

Kilaben bay NSW 2283

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13	$1,237,500	$1,270,921

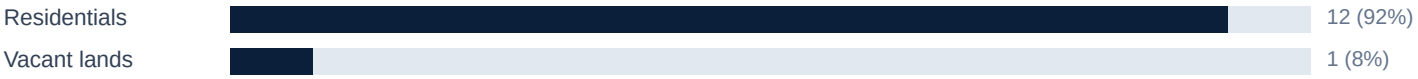
HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,920,000	$715,000	$15.97M

POSTCODE 2283 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$640	$633	45

Figures cover the entire 2283 postcode area, not Kilaben bay alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Kilaben bay NSW 2283 in April–June 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price for the period was $1,237,500.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from $715,000 to $1,920,000, a spread of $1,205,000.
- The standout sale was 80 JARRETT ST at $1,920,000 on 17 Jun — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 JARRETT ST	Residential	**$1,920,000**	17 Jun
94 KILABEN RD	Residential	**$1,800,000**	20 Apr
58 LAKE VIEW RD	Residential	**$1,350,000**	7 May
4/156 KILABEN RD	Residential	**$1,300,000**	29 Apr
19 KILABEN RD	Residential	**$1,261,000**	20 Apr
127 KILABEN RD	Residential	**$1,260,000**	21 Apr
118 KILABEN RD	Residential	**$1,215,000**	10 Apr
131 KILABEN RD	Residential	**$1,150,000**	21 Apr
28 KILABEN RD	Residential	**$1,050,000**	22 Jun
123 A KILABEN RD	Residential	**$1,030,050**	29 May
3 RALFE CRES	Residential	**$965,000**	22 Apr
106 RIDGE RD	Residential	**$950,000**	9 Apr
129 A KILABEN RD	Vacant land	**$715,000**	15 Apr

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