SOLD NSW · PROPERTY MARKET REPORT

Little bay NSW 2036

October 2026 · Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +12	$1,405,000 -59%	$1,695,875 -50%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,400,000	$835,000	$21.63M

POSTCODE 2036 RENTAL MARKET · SEPTEMBER 2026

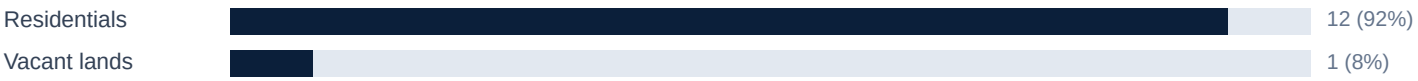
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,130	$1,166	201

Figures cover the entire 2036 postcode area, not Little bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,405,000 -59%	$1,695,875 -50%	13 +1200%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Little bay NSW 2036 in October 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 59% to $1,405,000, down from $3,400,000 in September 2026.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from $835,000 to $3,400,000, a spread of $2,565,000.
- The standout sale was 3006/42 PINE AVE at $3,400,000 on 7 Oct — 142% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3006/42 PINE AVE	Residential	**$3,400,000**	7 Oct
16 RESERVOIR ST	Residential	**$3,400,000**	26 Oct
3 FLOREY CRES	Residential	**$2,300,000**	12 Oct
4/1 COVE CCT	Residential	**$2,100,000**	16 Oct
6/19 LISTER AVE	Residential	**$2,008,000**	12 Oct
412/4 GALAUP ST	Residential	**$1,480,000**	16 Oct
15/4 GALAUP ST	Residential	**$1,330,000**	16 Oct
JENNIFER ST	Vacant land	**$1,275,000**	23 Oct
1 BEGA AVE	Residential	**$900,000**	1 Oct
418/1 JENNER ST	Residential	**$875,000**	16 Oct
113/8 PINE AVE	Residential	**$862,500**	2 Oct

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