

Malua bay NSW 2536

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$800,000 -27%	AVERAGE PRICE \$1,086,667 -14%
HIGHEST SALE \$1,715,000	LOWEST SALE \$740,000	TOTAL VALUE \$11.38M

POSTCODE 2536 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$592	OBSERVATIONS 54
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Figures cover the entire 2536 postcode area, not Malua bay alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$800,000 -27%	AVERAGE PRICE \$1,086,667 -14%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (90%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Malua bay NSW 2536 in July 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 27% to \$800,000, down from \$1,097,500 in June.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$740,000 to \$1,715,000, a spread of \$975,000.
- The standout sale was 47 TALLAWANG AVE at \$1,715,000 on 13 Jul — 114% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
47 TALLAWANG AVE	Residential	\$1,715,000	13 Jul
547 GEORGE BASS DR	Residential	\$1,700,000	29 Jul
26 ILUKA AVE	Residential	\$1,650,000	10 Jul
6 JARRAH WAY	Vacant land	\$1,600,000	9 Jul
18 WATTLEBIRD WAY	Residential	\$850,000	2 Jul
16 EUROKA AVE	Residential	\$800,000	3 Jul
4 ELFORD WAY	Residential	\$790,000	10 Jul
8 B ELANDRA PL	Residential	\$785,000	17 Jul
2/1 VINCE PL	Residential	\$750,000	23 Jul
14 BINDA ST	Residential	\$740,000	31 Jul