SOLD NSW · PROPERTY MARKET REPORT

Malua bay NSW 2536

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
24 +2	$957,500 +16%	$1,063,042 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,500,000	$169,000	$25.51M

POSTCODE 2536 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$606	58

Figures cover the entire 2536 postcode area, not Malua bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$957,500 +16%	$1,063,042 -3%	24 +9%

PROPERTY TYPE BREAKDOWN

Residentials — 24 (100%)

KEY MARKET INSIGHTS

- 24 properties settled in Malua bay NSW 2536 in August–October 2026.
- The median sale price rose 16% to $957,500, up from $825,000 in May–July 2026.
- All 24 recorded sales were residentials.
- Prices ranged widely — from $169,000 to $2,500,000, a spread of $2,331,000.
- The standout sale was 71 TALLAWANG AVE at $2,500,000 on 1 Oct — 161% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
71 TALLAWANG AVE	Residential	**$2,500,000**	1 Oct
79 WORTHY DR	Residential	**$2,100,000**	23 Sep
6 ILUKA AVE	Residential	**$2,020,000**	20 Oct
64 SYLVAN ST	Residential	**$1,350,000**	14 Aug
22 IVY PL	Residential	**$1,320,000**	24 Aug
10 MOORONG CRES	Residential	**$1,302,000**	7 Sep
8 YUGURA ST	Residential	**$1,195,000**	16 Sep
15 MIMOSA PL	Residential	**$1,186,000**	10 Aug
13 BUGURI CRES	Residential	**$1,160,000**	29 Sep
58 TALLAWANG AVE	Residential	**$1,030,000**	28 Sep
107 TALLAWANG AVE	Residential	**$996,000**	13 Aug
437 GEORGE BASS DR	Residential	**$965,000**	31 Aug

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.