SOLD NSW · PROPERTY MARKET REPORT

Mollymook beach NSW 2539

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -22	$1,193,500 +4%	$1,222,375 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$425,000	$16.51M

POSTCODE 2539 RENTAL MARKET · SEPTEMBER 2026

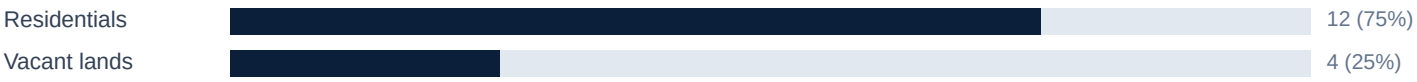
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$692	32

Figures cover the entire 2539 postcode area, not Mollymook beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,193,500 +4%	$1,222,375 -18%	16 -58%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Mollymook beach NSW 2539 in August–October 2026 — 12 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 4% to $1,193,500, up from $1,150,000 in May–July 2026.
- Residentials accounted for 75% of sales (12 of 16), compared to 25% for vacant lands (4).
- Prices ranged widely — from $425,000 to $1,800,000, a spread of $1,375,000.
- The standout sale was 3 BELLBIRD CL at $1,800,000 on 14 Aug — 51% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 BELLBIRD CL	Residential	**$1,800,000**	14 Aug
81 CARROLL AVE	Residential	**$1,600,000**	26 Oct
50 LOCKHART AVE	Residential	**$1,470,000**	18 Aug
4 SANDHURST CRES	Residential	**$1,349,500**	21 Aug
20 BANNISTER HEAD RD	Residential	**$1,300,000**	16 Oct
16 PARK VIEW PDE	Residential	**$1,250,000**	4 Sep
103 GARSIDE RD	Residential	**$1,137,000**	14 Oct
35 GARSIDE RD	Residential	**$1,100,000**	12 Aug
5 OXLEY CRES	Residential	**$962,000**	16 Oct
2/27 AUGUSTA PL	Residential	**$930,000**	2 Oct
21 LINDEN WAY	Residential	**$905,000**	19 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.