

Moonee beach NSW 2450

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 19 -6	MEDIAN PRICE \$1,155,000 -29%	AVERAGE PRICE \$1,025,000 -36%
HIGHEST SALE \$1,575,000	LOWEST SALE \$440,000	TOTAL VALUE \$12.88M

POSTCODE 2450 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$595	AVERAGE WEEKLY RENT \$598	OBSERVATIONS 147
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Figures cover the entire 2450 postcode area, not Moonee beach alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,155,000 -29%	AVERAGE PRICE \$1,025,000 -36%	TOTAL SALES 19 -24%
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PROPERTY TYPE BREAKDOWN

Vacant lands		14 (74%)
Residentials		5 (26%)

KEY MARKET INSIGHTS

- 19 properties settled in Moonee beach NSW 2450 in April 2026 — 5 residential and 14 non-residential (commercial or land).
- The residential median sale price fell 29% to \$1,155,000, down from \$1,625,000 in March.
- Vacant lands accounted for 74% of sales (14 of 19), compared to 26% for residentials (5).
- Prices ranged widely — from \$440,000 to \$1,575,000, a spread of \$1,135,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34 PALM GROVE PL	Residential	\$1,575,000	7 Apr
30 ESTUARY DR	Residential	\$1,425,000	17 Apr
5 MOONEE CREEK DR	Residential	\$1,155,000	13 Apr
173 MOONEE CREEK DR	Vacant land	\$660,000	22 Apr
19 FLATHEAD DR	Vacant land	\$610,000	28 Apr
12 BIMINI AVE	Vacant land	\$560,000	2 Apr
10 BIMINI AVE	Vacant land	\$560,000	7 Apr
163 MOONEE CREEK DR	Vacant land	\$560,000	14 Apr
161 MOONEE CREEK DR	Vacant land	\$550,000	23 Apr
172 MOONEE CREEK DR	Vacant land	\$550,000	21 Apr
170 MOONEE CREEK DR	Vacant land	\$545,000	24 Apr
174 MOONEE CREEK DR	Vacant land	\$540,000	7 Apr
166 MOONEE CREEK DR	Vacant land	\$540,000	29 Apr