SOLD NSW · PROPERTY MARKET REPORT

# Moonee beach NSW 2450

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 13 -4 | $1,085,000 -1% | $1,060,583 +3% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,395,000 | $649,000 | $13.69M |

## POSTCODE 2450 RENTAL MARKET · SEPTEMBER 2026

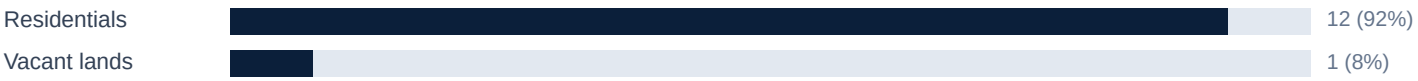
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $600 | $593 | 153 |

Figures cover the entire 2450 postcode area, not Moonee beach alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,085,000 -1% | $1,060,583 +3% | 13 -24% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 13 properties settled in Moonee beach NSW 2450 in August–October 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 1% to $1,085,000, down from $1,100,000 in May–July 2026.
- Residentials accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from $649,000 to $1,395,000, a spread of $746,000.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 296 HERITAGE DR | Residential | **$1,395,000** | 18 Sep |
| 31 STOCKMANS DR | Residential | **$1,325,000** | 6 Oct |
| 295 HERITAGE DR | Residential | **$1,290,000** | 23 Oct |
| 24 GROUPER CRES | Residential | **$1,149,000** | 7 Sep |
| 78 MOONEE CREEK DR | Residential | **$1,089,000** | 19 Oct |
| 21 RODEO CT | Residential | **$1,085,000** | 14 Aug |
| 61 MANGROVE VIEW | Residential | **$1,085,000** | 6 Oct |
| 20 GROUPER CRES | Residential | **$1,080,000** | 28 Aug |
| 81 STOCKMANS DR | Residential | **$985,000** | 11 Sep |
| 735 SOLITARY ISLANDS WAY | Vacant land | **$962,500** | 28 Oct |
| 5/33 SULLIVANS RD | Residential | **$805,000** | 19 Oct |
| 5/15 SULLIVANS RD | Residential | **$790,000** | 21 Aug |
| 9 FLATHEAD DR | Residential | **$649,000** | 1 Sep |

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.