SOLD NSW · PROPERTY MARKET REPORT

Moruya NSW 2537

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +10	$880,000 +23%	$980,500 +35%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,680,000	$10,000	$10.00M

POSTCODE 2537 RENTAL MARKET · SEPTEMBER 2026

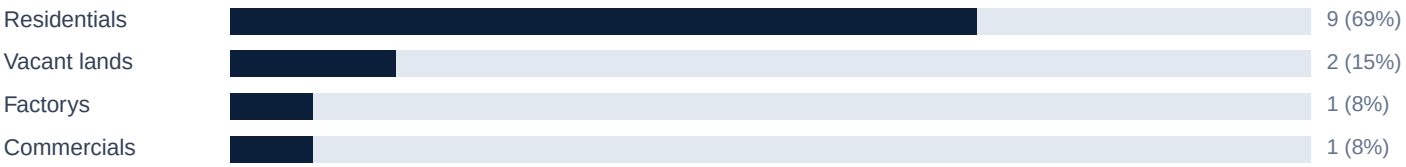
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$634	27

Figures cover the entire 2537 postcode area, not Moruya alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$880,000 +23%	$980,500 +35%	13 +333%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Moruya NSW 2537 in October 2026 — 9 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 23% to $880,000, up from $715,000 in September 2026.
- Residentials accounted for 69% of sales (9 of 13), compared to 15% for vacant lands (2).
- Prices ranged widely — from $10,000 to $1,680,000, a spread of $1,670,000.
- The standout sale was 185 RIVER ST at $1,680,000 on 19 Oct — 91% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
185 RIVER ST	Residential	**$1,680,000**	19 Oct
26 BULL PADDOCK LANE	Residential	**$1,540,000**	6 Oct
56 MOUNTAIN VIEW RD	Residential	**$1,170,000**	8 Oct
5 SWAN RIDGE PL	Residential	**$890,000**	20 Oct
3 FRANCIS ST	Residential	**$880,000**	9 Oct
34 MAUNSELL ST	Residential	**$850,000**	6 Oct
5/34 MURRAY ST	Residential	**$850,000**	23 Oct
1 GUTHRIE ST	Residential	**$702,000**	1 Oct
14/64 SHELLEY RD	Factory	**$451,000**	7 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.