SOLD NSW · PROPERTY MARKET REPORT

Murrays beach NSW 2281

June–August 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,150,000 -8%	$1,126,667 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,800,000	$445,000	$10.59M

POSTCODE 2281 RENTAL MARKET · SEPTEMBER 2026

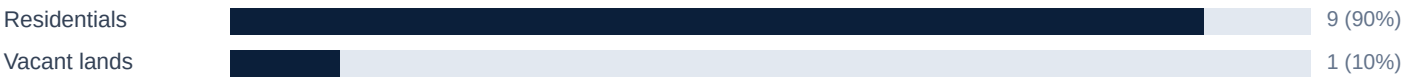
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$737	30

Figures cover the entire 2281 postcode area, not Murrays beach alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,150,000 -8%	$1,126,667 -2%	10 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Murrays beach NSW 2281 in June–August 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 8% to $1,150,000, down from $1,250,000 in March–May 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from $445,000 to $1,800,000, a spread of $1,355,000.
- The standout sale was 25 LAKE POINT WAY at $1,800,000 on 7 Aug — 57% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 LAKE POINT WAY	Residential	**$1,800,000**	7 Aug
7 TWO PONDS LANE	Residential	**$1,650,000**	18 Aug
14 LAKE POINT WAY	Residential	**$1,450,000**	12 Jun
50 LAKE POINT WAY	Residential	**$1,150,000**	11 Aug
6 SALTWATER ROW	Residential	**$1,150,000**	19 Aug
23 FOREST OWL CRES	Residential	**$1,050,000**	17 Jul
14 GREY GUM TRL	Residential	**$900,000**	3 Jul
4 TAWNY CL	Residential	**$525,000**	5 Jun
10 HIBBERTIA RISE	Residential	**$465,000**	17 Aug
24 WHISTLING KITE CCT	Vacant land	**$445,000**	4 Jun

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