

Nelson bay NSW 2315

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 24 +3	MEDIAN PRICE \$996,000 +11%	AVERAGE PRICE \$1,226,625 +35%
HIGHEST SALE \$2,750,000	LOWEST SALE \$432,000	TOTAL VALUE \$29.44M

POSTCODE 2315 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$693	AVERAGE WEEKLY RENT \$720	OBSERVATIONS 42
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Figures cover the entire 2315 postcode area, not Nelson bay alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$996,000 +11%	AVERAGE PRICE \$1,226,625 +35%	TOTAL SALES 24 +14%
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PROPERTY TYPE BREAKDOWN

Residential	24 (100%)
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KEY MARKET INSIGHTS

- 24 properties settled in Nelson bay NSW 2315 in August 2026.
- The median sale price rose 11% to \$996,000, up from \$898,750 in July.
- All 24 recorded sales were residentials.
- Prices ranged widely — from \$432,000 to \$2,750,000, a spread of \$2,318,000.
- The standout sale was 303/10 THURLOW AVE at \$2,750,000 on 10 Aug — 176% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
303/10 THURLOW AVE	Residential	\$2,750,000	10 Aug
303/10 THURLOW AVE	Residential	\$2,550,000	10 Aug
203/10 THURLOW AVE	Residential	\$2,450,000	7 Aug
303/10 THURLOW AVE	Residential	\$1,850,000	10 Aug
202/10 THURLOW AVE	Residential	\$1,600,000	7 Aug
8/54 MAGNUS ST	Residential	\$1,505,000	20 Aug
102/10 THURLOW AVE	Residential	\$1,500,000	4 Aug
2/2 JAMES CRES	Residential	\$1,400,000	10 Aug
35 THURLOW AVE	Residential	\$1,275,000	3 Aug
23 IRAMBANG ST	Residential	\$1,200,000	7 Aug
13 MOOROOBA CRES	Residential	\$1,015,000	26 Aug
14/49 STOCKTON ST	Residential	\$1,000,000	24 Aug