SOLD NSW · PROPERTY MARKET REPORT

Nelson bay NSW 2315

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
52 -11	$930,000 +9%	$1,057,469 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,850,000	$5,000	$53.96M

POSTCODE 2315 RENTAL MARKET · SEPTEMBER 2026

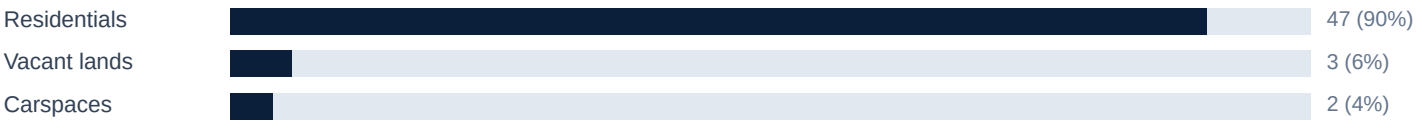
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$684	51

Figures cover the entire 2315 postcode area, not Nelson bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$930,000 +9%	$1,057,469 +10%	52 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 52 properties settled in Nelson bay NSW 2315 in August–October 2026 — 49 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 9% to $930,000, up from $855,000 in May–July 2026.
- Residentials accounted for 90% of sales (47 of 52), compared to 6% for vacant lands (3).
- Prices ranged widely — from $5,000 to $2,850,000, a spread of $2,845,000.
- The standout sale was 16 GYMEA WAY at $2,850,000 on 9 Sep — 206% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16 GYMEA WAY	Residential	**$2,850,000**	9 Sep
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
103/10 THURLOW AVE	Residential	**$2,200,000**	7 Aug
303/10 THURLOW AVE	Residential	**$1,850,000**	10 Aug
202/10 THURLOW AVE	Residential	**$1,600,000**	7 Aug
103/10 THURLOW AVE	Residential	**$1,550,000**	7 Aug
8/54 MAGNUS ST	Residential	**$1,505,000**	20 Aug
102/10 THURLOW AVE	Residential	**$1,500,000**	4 Aug

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.