

North avoca NSW 2260

January 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10	MEDIAN PRICE \$1,450,000	AVERAGE PRICE \$1,576,990
HIGHEST SALE \$2,825,000	LOWEST SALE \$1,203,900	TOTAL VALUE \$15.77M

POSTCODE 2260 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$828	OBSERVATIONS 63
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Figures cover the entire 2260 postcode area, not North avoca alone. Rental period: August 2026.

PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in North avoca NSW 2260 in January 2026.
- The median sale price for the month was \$1,450,000.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$1,203,900 to \$2,825,000, a spread of \$1,621,100.
- The standout sale was 7 BEACHCOMBER PDE at \$2,825,000 on 19 Jan — 95% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 BEACHCOMBER PDE	Residential	\$2,825,000	19 Jan
2 MARY ELIZABETH CRES	Residential	\$1,900,000	19 Jan
51 SURF RIDER AVE	Residential	\$1,560,000	30 Jan
56 LAKE SHORE DR	Residential	\$1,505,000	23 Jan
57 EASTER PDE	Residential	\$1,475,000	14 Jan
8 HIBISCUS AVE	Residential	\$1,425,000	14 Jan
135 LAKE SHORE DR	Residential	\$1,400,000	15 Jan
75 LAKE SHORE DR	Residential	\$1,250,000	15 Jan
100 LAKE SHORE DR	Residential	\$1,226,000	19 Jan
39 LAKE SHORE DR	Residential	\$1,203,900	22 Jan