SOLD NSW · PROPERTY MARKET REPORT

North avoca NSW 2260

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -6	$1,780,000 +18%	$2,647,538 +47%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$12,500,000	$613,000	$34.42M

POSTCODE 2260 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$887	62

Figures cover the entire 2260 postcode area, not North avoca alone. Rental period: September 2026.

COMPARED TO JANUARY–MARCH 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,780,000 +18%	$2,647,538 +47%	13 -32%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in North avoca NSW 2260 in April–June 2026.
- The median sale price rose 18% to $1,780,000, up from $1,505,000 in January–March 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $613,000 to $12,500,000, a spread of $11,887,000.
- The standout sale was 24 NORTH AVOCA PDE at $12,500,000 on 5 May — 602% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
24 NORTH AVOCA PDE	Residential	**$12,500,000**	5 May
4 ELGATA AVE	Residential	**$3,700,000**	23 Apr
18 TABLE TOP RD	Residential	**$2,450,000**	16 Apr
11 BELLEVUE CRES	Residential	**$2,400,000**	9 Apr
24 TABLE TOP RD	Residential	**$2,240,000**	10 Jun
12 TABLE TOP RD	Residential	**$1,920,000**	16 Apr
10 HIBISCUS AVE	Residential	**$1,780,000**	20 May
45 EASTER PDE	Residential	**$1,705,000**	1 Apr
44 SURF RIDER AVE	Residential	**$1,630,000**	4 May
66 LAKE SHORE DR	Residential	**$1,410,000**	29 May
91 LAKE SHORE DR	Residential	**$1,250,000**	15 Apr
49 LAKE SHORE DR	Residential	**$820,000**	23 Apr

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