

Salamander bay NSW 2317

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10	MEDIAN PRICE \$1,227,500 +17%	AVERAGE PRICE \$1,421,500 +23%
HIGHEST SALE \$2,500,000	LOWEST SALE \$575,000	TOTAL VALUE \$14.21M

POSTCODE 2317 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$710	AVERAGE WEEKLY RENT \$733	OBSERVATIONS 23
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Figures cover the entire 2317 postcode area, not Salamander bay alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,227,500 +17%	AVERAGE PRICE \$1,421,500 +23%	TOTAL SALES 10 0%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Salamander bay NSW 2317 in September 2026.
- The median sale price rose 17% to \$1,227,500, up from \$1,050,000 in August.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$575,000 to \$2,500,000, a spread of \$1,925,000.
- The standout sale was 1/245 SOLDIERS POINT RD at \$2,500,000 on 1 Sep — 104% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/245 SOLDIERS POINT RD	Residential	\$2,500,000	1 Sep
2/245 SOLDIERS POINT RD	Residential	\$2,500,000	14 Sep
95 SALAMANDER WAY	Residential	\$1,860,000	11 Sep
84 A SALAMANDER WAY	Residential	\$1,700,000	4 Sep
1/164 SOLDIERS POINT RD	Residential	\$1,255,000	2 Sep
8 ENDEAVOUR PL	Residential	\$1,200,000	7 Sep
377 SOLDIERS POINT RD	Residential	\$950,000	3 Sep
2/30 BORONIA DR	Residential	\$895,000	10 Sep
28 A YACHTSMAN CRES	Residential	\$780,000	11 Sep
135/37 HORIZONS DR	Residential	\$575,000	10 Sep