SOLD NSW · PROPERTY MARKET REPORT

Salamander bay NSW 2317

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +3	$970,000 -21%	$1,090,917 -20%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,725,000	$485,000	$19.64M

POSTCODE 2317 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$660	$673	19

Figures cover the entire 2317 postcode area, not Salamander bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$970,000 -21%	$1,090,917 -20%	18 +20%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Salamander bay NSW 2317 in October 2026.
- The median sale price fell 21% to $970,000, down from $1,227,500 in September 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $485,000 to $2,725,000, a spread of $2,240,000.
- The standout sale was 342 WANDA AVE at $2,725,000 on 15 Oct — 181% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
342 WANDA AVE	Residential	**$2,725,000**	15 Oct
148 SALAMANDER WAY	Residential	**$1,835,000**	19 Oct
1/152 SOLDIERS POINT RD	Residential	**$1,400,000**	23 Oct
1 GILCHRIST RD	Residential	**$1,325,000**	2 Oct
96 A FORESHORE DR	Residential	**$1,289,000**	28 Oct
6 MARTY AVE	Residential	**$1,180,000**	9 Oct
37 KESTREL AVE	Residential	**$1,132,500**	12 Oct
119 PORT STEPHENS DR	Residential	**$1,100,000**	29 Oct
10 WARATAH AVE	Residential	**$980,000**	15 Oct
46 YACHTSMAN CRES	Residential	**$960,000**	15 Oct
24 SHORES CL	Residential	**$930,000**	19 Oct
7 MARTY AVE	Residential	**$870,000**	12 Oct

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