SOLD NSW · PROPERTY MARKET REPORT

Sandy beach NSW 2456

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -3	$930,000 -4%	$1,068,077 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,200,000	$50,000	$13.88M

POSTCODE 2456 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$700	35

Figures cover the entire 2456 postcode area, not Sandy beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$930,000 -4%	$1,068,077 +8%	13 -19%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Sandy beach NSW 2456 in August–October 2026.
- The median sale price fell 4% to $930,000, down from $965,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $50,000 to $2,200,000, a spread of $2,150,000.
- The standout sale was 86 SANDYS BEACH DR at $2,200,000 on 28 Aug — 137% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
86 SANDYS BEACH DR	Residential	**$2,200,000**	28 Aug
94 IRONBARK AVE	Residential	**$1,900,000**	7 Aug
131 JOHNSONS RD	Residential	**$1,450,000**	9 Sep
18 SEACREST BVD	Residential	**$1,050,000**	21 Aug
10 MERMAID DR	Residential	**$1,000,000**	18 Sep
4 SHOREBIRD WAY	Residential	**$950,000**	30 Sep
26 IRONBARK AVE	Residential	**$930,000**	5 Aug
70 DIAMOND HEAD DR	Residential	**$925,000**	26 Oct
89 DIAMOND HEAD DR	Residential	**$890,000**	7 Aug
21 TURPENTINE AVE	Residential	**$890,000**	26 Aug
50 B RICKARDS RD	Residential	**$855,000**	11 Sep
7 CORAL DR	Residential	**$795,000**	28 Oct

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.