

Sapphire beach NSW 2450

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +6	MEDIAN PRICE \$1,187,500 -5%	AVERAGE PRICE \$1,076,750 -19%
HIGHEST SALE \$2,150,000	LOWEST SALE \$285,000	TOTAL VALUE \$10.77M

POSTCODE 2450 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$595	AVERAGE WEEKLY RENT \$598	OBSERVATIONS 147
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Figures cover the entire 2450 postcode area, not Sapphire beach alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,187,500 -5%	AVERAGE PRICE \$1,076,750 -19%	TOTAL SALES 10 +150%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Sapphire beach NSW 2450 in August 2026.
- The median sale price fell 5% to \$1,187,500, down from \$1,245,000 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$285,000 to \$2,150,000, a spread of \$1,865,000.
- The standout sale was 9 OCEANFRONT DR at \$2,150,000 on 7 Aug — 81% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9 OCEANFRONT DR	Residential	\$2,150,000	7 Aug
6 OCEANFRONT DR	Residential	\$1,810,000	5 Aug
20 RED GUM CCT	Residential	\$1,460,000	7 Aug
12 IVORY CCT	Residential	\$1,455,000	31 Aug
32 RED GUM CCT	Residential	\$1,215,000	31 Aug
15 IVORY CCT	Residential	\$1,160,000	7 Aug
18 CANOMIE ST	Residential	\$437,500	21 Aug
7 IVORY CCT	Residential	\$400,000	3 Aug
102/8 SOLITARY ISLANDS WAY	Residential	\$395,000	27 Aug
144/8 SOLITARY ISLANDS WAY	Residential	\$285,000	7 Aug