SOLD NSW · PROPERTY MARKET REPORT

Sapphire beach NSW 2450

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +7	$1,187,500 +2%	$1,169,750 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,276,000	$285,000	$21.06M

POSTCODE 2450 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$593	153

Figures cover the entire 2450 postcode area, not Sapphire beach alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,187,500 +2%	$1,169,750 -3%	18 +64%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Sapphire beach NSW 2450 in August–October 2026.
- The median sale price rose 2% to $1,187,500, up from $1,167,500 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $285,000 to $2,276,000, a spread of $1,991,000.
- The standout sale was 15/1 BEACH WAY at $2,276,000 on 24 Sep — 92% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15/1 BEACH WAY	Residential	**$2,276,000**	24 Sep
9 OCEANFRONT DR	Residential	**$2,150,000**	7 Aug
4 OCEANFRONT DR	Residential	**$2,000,000**	6 Oct
6 OCEANFRONT DR	Residential	**$1,810,000**	5 Aug
5 GUMTREE GLEN	Residential	**$1,725,000**	22 Sep
23 SPLIT SOLITARY RD	Residential	**$1,525,000**	15 Sep
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
5 ALPINI PL	Residential	**$1,100,000**	6 Oct
8/94 SOLITARY ISLANDS WAY	Residential	**$695,000**	30 Sep

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.