

Shell cove NSW 2529

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 28 +12	MEDIAN PRICE \$1,825,000 +34%	AVERAGE PRICE \$1,913,423 +29%
HIGHEST SALE \$5,900,000	LOWEST SALE \$1,100,000	TOTAL VALUE \$56.99M

POSTCODE 2529 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$800	OBSERVATIONS 77
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Figures cover the entire 2529 postcode area, not Shell cove alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,825,000 +34%	AVERAGE PRICE \$1,913,423 +29%	TOTAL SALES 28 +75%
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PROPERTY TYPE BREAKDOWN

Residentials		25 (89%)
Vacant lands		3 (11%)

KEY MARKET INSIGHTS

- 28 properties settled in Shell cove NSW 2529 in September 2026 — 25 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 34% to \$1,825,000, up from \$1,362,500 in August.
- Residentials accounted for 89% of sales (25 of 28), compared to 11% for vacant lands (3).
- Prices ranged widely — from \$1,100,000 to \$5,900,000, a spread of \$4,800,000.
- The standout sale was 76 THE PROMONTORY DRIVE at \$5,900,000 on 15 Sep — 223% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
76 THE PROMONTORY DRIVE	Vacant land	\$5,900,000	15 Sep
401/15 QUAYSIDE AVE	Residential	\$3,300,000	16 Sep
201/15 QUAYSIDE AVE	Residential	\$2,650,000	11 Sep
2/17 QUAYSIDE AVE	Residential	\$2,350,000	17 Sep
101/15 QUAYSIDE AVE	Residential	\$2,295,000	9 Sep
107/19 QUAYSIDE AVE	Residential	\$2,295,000	14 Sep
5/19 QUAYSIDE AVE	Residential	\$2,275,000	11 Sep
103/15 QUAYSIDE AVE	Residential	\$2,206,744	9 Sep
110/21 QUAYSIDE AVE	Residential	\$2,195,000	15 Sep
305/17 QUAYSIDE AVE	Residential	\$2,000,000	16 Sep
306/17 QUAYSIDE AVE	Residential	\$2,000,000	14 Sep