SOLD NSW · PROPERTY MARKET REPORT

Shellharbour NSW 2529

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +4	$1,300,000 +14%	$1,693,611 +30%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,920,000	$710,000	$31.59M

POSTCODE 2529 RENTAL MARKET · SEPTEMBER 2026

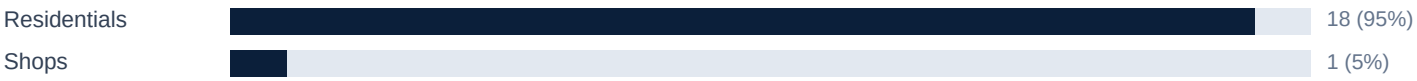
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$798	$781	74

Figures cover the entire 2529 postcode area, not Shellharbour alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,300,000 +14%	$1,693,611 +30%	19 +27%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Shellharbour NSW 2529 in August–October 2026 — 18 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 14% to $1,300,000, up from $1,140,000 in May–July 2026.
- Residentials accounted for 95% of sales (18 of 19), compared to 5% for shops (1).
- Prices ranged widely — from $710,000 to $3,920,000, a spread of $3,210,000.
- The standout sale was 4 BOOLLWARROO PDE at $3,920,000 on 9 Oct — 202% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 BOOLLWARROO PDE	Residential	**$3,920,000**	9 Oct
37 HARBOUR BVD	Residential	**$3,600,000**	23 Sep
24 OLD BASS POINT RD	Residential	**$2,900,000**	26 Aug
4 WOLLONGONG ST	Residential	**$2,600,000**	26 Aug
10 ADELAIDE PL	Residential	**$2,275,000**	7 Aug
40 WENTWORTH ST	Residential	**$2,050,000**	2 Sep
55 A MARY ST	Residential	**$1,600,000**	2 Sep
115 OCEAN BEACH DR	Residential	**$1,500,000**	8 Oct
6 OCEAN BEACH DR	Residential	**$1,350,000**	24 Aug
14 CHISHOLM ST	Residential	**$1,250,000**	30 Sep
21 HARBOUR BVD	Residential	**$1,135,000**	24 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.