SOLD NSW · PROPERTY MARKET REPORT

Shelly beach NSW 2261

January–March 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11	$1,650,000	$1,521,882

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,250,000	$628,000	$16.74M

POSTCODE 2261 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	146

Figures cover the entire 2261 postcode area, not Shelly beach alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Shelly beach NSW 2261 in January–March 2026.
- The median sale price for the period was $1,650,000.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $628,000 to $2,250,000, a spread of $1,622,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
26 PHILLIP ST	Residential	**$2,250,000**	15 Jan
112 GRANDVIEW ST	Residential	**$1,800,000**	20 Feb
85 OAKS AVE	Residential	**$1,800,000**	10 Feb
76 OAKS AVE	Residential	**$1,750,000**	20 Mar
55 BELLEVUE ST	Residential	**$1,750,000**	25 Feb
104 B GRANDVIEW ST	Residential	**$1,650,000**	13 Mar
21 EARL ST	Residential	**$1,560,000**	20 Feb
78 OAKS AVE	Residential	**$1,375,000**	3 Mar
1/9 KIRRANG ST	Residential	**$1,100,000**	19 Jan
10 A LAIRD CL	Residential	**$1,077,700**	26 Mar
56 BELLEVUE ST	Residential	**$628,000**	12 Jan

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · January–March 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.