

Shoal bay NSW 2315

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +6	MEDIAN PRICE \$889,250 -13%	AVERAGE PRICE \$1,217,850 -6%
HIGHEST SALE \$3,600,000	LOWEST SALE \$530,000	TOTAL VALUE \$12.18M

POSTCODE 2315 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$693	AVERAGE WEEKLY RENT \$720	OBSERVATIONS 42
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Figures cover the entire 2315 postcode area, not Shoal bay alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$889,250 -13%	AVERAGE PRICE \$1,217,850 -6%	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 Shoal bay NSW 2315 in July 2026.
- The median sale price fell 13% to \$889,250, down from \$1,020,000 in June.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$530,000 to \$3,600,000, a spread of \$3,070,000.
- The standout sale was 57 RONALD AVE at \$3,600,000 on 10 Jul — 305% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
57 RONALD AVE	Residential	\$3,600,000	10 Jul
7 OCEAN BEACH RD	Residential	\$1,415,000	2 Jul
81 GOVERNMENT RD	Residential	\$1,325,000	28 Jul
9 GARDEN PL	Residential	\$1,100,000	23 Jul
7/43 SHOAL BAY RD	Residential	\$918,500	29 Jul
7/19 SHOAL BAY RD	Residential	\$860,000	7 Jul
502/6 BULLECOURT ST	Residential	\$850,000	28 Jul
104/6 BULLECOURT ST	Residential	\$850,000	31 Jul
4/7 LILLIAN ST	Residential	\$730,000	24 Jul
711/43 SHOAL BAY RD	Residential	\$530,000	30 Jul