SOLD NSW · PROPERTY MARKET REPORT

Shoal bay NSW 2315

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -3	$955,000 +4%	$1,083,929 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,400,000	$355,000	$15.18M

POSTCODE 2315 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$684	51

Figures cover the entire 2315 postcode area, not Shoal bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$955,000 +4%	$1,083,929 -9%	14 -18%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Shoal bay NSW 2315 in August–October 2026.
- The median sale price rose 4% to $955,000, up from $918,500 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $355,000 to $2,400,000, a spread of $2,045,000.
- The standout sale was 90 TOMAREE RD at $2,400,000 on 7 Sep — 151% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
90 TOMAREE RD	Residential	**$2,400,000**	7 Sep
10 A GOVERNMENT RD	Residential	**$1,780,000**	1 Oct
30 RIGNEY ST	Residential	**$1,400,000**	2 Sep
8 ESSENDENE RD	Residential	**$1,250,000**	6 Oct
19 LEONARD AVE	Residential	**$1,175,000**	29 Sep
503/6 BULLECOURT ST	Residential	**$1,025,000**	3 Sep
3 VICTOR PDE	Residential	**$960,000**	11 Sep
70 HORACE ST	Residential	**$950,000**	18 Aug
1/4 ESSENDENE RD	Residential	**$865,000**	6 Oct
15 ESSENDENE RD	Residential	**$820,000**	20 Oct
3/69 RONALD AVE	Residential	**$785,000**	21 Aug
4/63 SHOAL BAY RD	Residential	**$740,000**	6 Oct

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.