SOLD NSW · PROPERTY MARKET REPORT

Shoalhaven heads NSW 2535

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -5	$1,100,000 0%	$1,124,091 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,710,000	$600,000	$15.26M

POSTCODE 2535 RENTAL MARKET · SEPTEMBER 2026

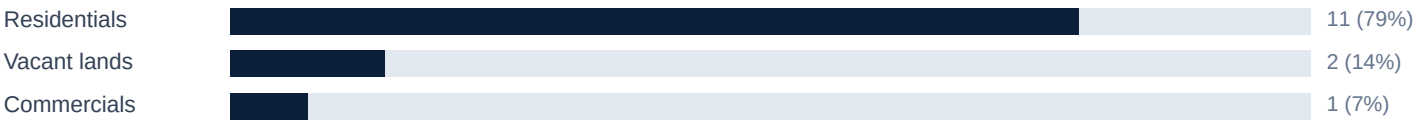
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$640	$656	15

Figures cover the entire 2535 postcode area, not Shoalhaven heads alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,100,000 0%	$1,124,091 +5%	14 -26%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Shoalhaven heads NSW 2535 in August–October 2026 — 11 residential and 3 non-residential (commercial or land).
- The residential median sale price held steady at $1,100,000 — consistent with May–July 2026.
- Residentials accounted for 79% of sales (11 of 14), compared to 14% for vacant lands (2).
- Prices ranged widely — from $600,000 to $1,710,000, a spread of $1,110,000.
- The standout sale was 4 HAY AVE at $1,710,000 on 21 Aug — 55% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 HAY AVE	Residential	**$1,710,000**	21 Aug
21 RIVER RD	Residential	**$1,500,000**	9 Oct
102 JERRY BAILEY RD	Commercial	**$1,480,000**	31 Aug
52 SCOTT ST	Residential	**$1,400,000**	21 Oct
15 OVAL DR	Residential	**$1,220,000**	21 Sep
9 SILVER SPUR CL	Residential	**$1,195,000**	11 Sep
55 DAVENPORT RD	Residential	**$1,100,000**	16 Oct
1 BASS RD	Residential	**$915,000**	15 Sep
13 AMUNDSEN AVE	Residential	**$915,000**	24 Sep
17 NOAKES ST	Residential	**$910,000**	18 Aug

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.