

Silverdale NSW 2752

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +4	MEDIAN PRICE \$1,481,793 +8%	AVERAGE PRICE \$1,562,771 +4%
HIGHEST SALE \$2,307,000	LOWEST SALE \$1,100,000	TOTAL VALUE \$18.37M

POSTCODE 2752 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$660	AVERAGE WEEKLY RENT \$723	OBSERVATIONS 9
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Figures cover the entire 2752 postcode area, not Silverdale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,481,793 +8%	AVERAGE PRICE \$1,562,771 +4%	TOTAL SALES 12 +50%
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PROPERTY TYPE BREAKDOWN

Residential		11 (92%)
Vacant lands		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Silverdale NSW 2752 in August 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 8% to \$1,481,793, up from \$1,377,000 in July.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from \$1,100,000 to \$2,307,000, a spread of \$1,207,000.
- The standout sale was 1400 SILVERDALE RD at \$2,307,000 on 21 Aug — 56% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1400 SILVERDALE RD	Residential	\$2,307,000	21 Aug
4 WATERHOUSE DR	Residential	\$2,100,000	19 Aug
6 RIDGEHAVEN RD	Residential	\$1,725,000	27 Aug
40 WALMSLEY CRES	Residential	\$1,600,000	25 Aug
55 SERENGETI CCT	Residential	\$1,491,243	7 Aug
9 TSAVO ST	Residential	\$1,481,793	7 Aug
83 SERENGETI CCT	Residential	\$1,453,443	20 Aug
20 TSAVO ST	Residential	\$1,374,000	14 Aug
73 SERENGETI CCT	Residential	\$1,324,000	3 Aug
92 BULLEN DR	Residential	\$1,234,000	20 Aug
4 MYANGARLIE CRES	Vacant land	\$1,180,000	11 Aug