

South west rocks NSW 2431

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -1	MEDIAN PRICE \$775,000 -22%	AVERAGE PRICE \$807,750 -21%
HIGHEST SALE \$1,255,000	LOWEST SALE \$225,000	TOTAL VALUE \$13.82M

POSTCODE 2431 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$550	AVERAGE WEEKLY RENT \$514	OBSERVATIONS 19
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Figures cover the entire 2431 postcode area, not South west rocks alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$775,000 -22%	AVERAGE PRICE \$807,750 -21%	TOTAL SALES 17 -6%
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PROPERTY TYPE BREAKDOWN

Residential		16 (94%)
Offices		1 (6%)

KEY MARKET INSIGHTS

- 17 properties settled in South west rocks NSW 2431 in August 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 22% to \$775,000, down from \$989,500 in July.
- Residential accounted for 94% of sales (16 of 17), compared to 6% for offices (1).
- Prices ranged widely — from \$225,000 to \$1,255,000, a spread of \$1,030,000.
- The standout sale was 7 SERENE LANE at \$1,255,000 on 26 Aug — 62% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 SERENE LANE	Residential	\$1,255,000	26 Aug
62 MARLIN DR	Residential	\$1,250,000	25 Aug
1 SERENE LANE	Residential	\$1,180,000	7 Aug
12/2 LANDSBOROUGH ST	Residential	\$1,165,000	6 Aug
33 MCINTYRE ST	Residential	\$990,000	28 Aug
5 FRONT BEACH BVD	Residential	\$989,000	7 Aug
6 PRINCE OF WALES AVENUE	Office	\$900,000	4 Aug
190 GREGORY ST	Residential	\$840,000	19 Aug
5 COLONIAL CRES	Residential	\$800,000	4 Aug
2/17 DILBERANG CL	Residential	\$750,000	7 Aug
7 B FAIRWAY PL	Residential	\$730,000	21 Aug