

# Sunshine bay NSW 2536

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                              |                                              |
|------------------------------------|----------------------------------------------|----------------------------------------------|
| TOTAL SALES<br>10<br><div>+7</div> | MEDIAN PRICE<br>\$678,000<br><div>-16%</div> | AVERAGE PRICE<br>\$731,833<br><div>-9%</div> |
| HIGHEST SALE<br>\$1,350,000        | LOWEST SALE<br>\$275,000                     | TOTAL VALUE<br>\$5.67M                       |

POSTCODE 2536 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$600 | AVERAGE WEEKLY RENT<br>\$592 | OBSERVATIONS<br>54 |
|-----------------------------|------------------------------|--------------------|

Figures cover the entire 2536 postcode area, not Sunshine bay alone. Rental period: August 2026.

COMPARED TO MAY 2026

|                                              |                                              |                                       |
|----------------------------------------------|----------------------------------------------|---------------------------------------|
| MEDIAN PRICE<br>\$678,000<br><div>-16%</div> | AVERAGE PRICE<br>\$731,833<br><div>-9%</div> | TOTAL SALES<br>10<br><div>+233%</div> |
|----------------------------------------------|----------------------------------------------|---------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residential  | <div></div> | 6 (60%) |
| Vacant lands | <div></div> | 4 (40%) |

KEY MARKET INSIGHTS

- 10 properties settled in Sunshine bay NSW 2536 in June 2026 — 6 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 16% to \$678,000, down from \$805,000 in May.
- Residential accounted for 60% of sales (6 of 10), compared to 40% for vacant lands (4).
- Prices ranged widely — from \$275,000 to \$1,350,000, a spread of \$1,075,000.
- The standout sale was 2 BEECHWOOD CT at \$1,350,000 on 2 Jun — 99% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS        | TYPE        | SOLD PRICE  | DATE   |
|----------------|-------------|-------------|--------|
| 2 BEECHWOOD CT | Residential | \$1,350,000 | 2 Jun  |
| 1/1 BANKS PL   | Residential | \$710,000   | 23 Jun |
| 7 A GILES PL   | Residential | \$705,000   | 23 Jun |
| 484 BEACH RD   | Residential | \$651,000   | 3 Jun  |
| 464 BEACH RD   | Residential | \$605,000   | 29 Jun |
| 66 HUME RD     | Residential | \$370,000   | 15 Jun |
| 16 TENCH ST    | Vacant land | \$370,000   | 17 Jun |
| 6 PELSART AVE  | Vacant land | \$320,000   | 17 Jun |
| 8 PELSART AVE  | Vacant land | \$318,000   | 17 Jun |
| 13 BROOKE WAY  | Vacant land | \$275,000   | 17 Jun |