SOLD NSW · PROPERTY MARKET REPORT

Sunshine bay NSW 2536

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +5	$710,000 -16%	$791,231 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,350,000	$275,000	$11.57M

POSTCODE 2536 RENTAL MARKET · SEPTEMBER 2026

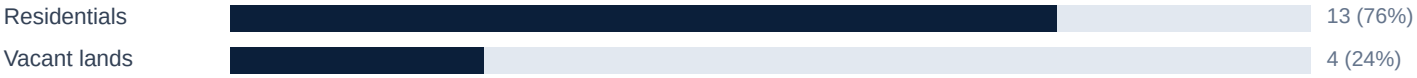
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$606	58

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

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$710,000 -16%	$791,231 -3%	17 +42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Sunshine bay NSW 2536 in June–August 2026 — 13 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 16% to $710,000, down from $850,000 in March–May 2026.
- Residentials accounted for 76% of sales (13 of 17), compared to 24% 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 — 90% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 BEECHWOOD CT	Residential	**$1,350,000**	2 Jun
8 TENCH ST	Residential	**$1,010,000**	2 Jul
36 WENTWORTH AVE	Residential	**$1,010,000**	17 Aug
12 STUART PL	Residential	**$995,000**	30 Jul
2/4 BROOKE WAY	Residential	**$810,000**	2 Jul
19 THOMAS MITCHELL CRES	Residential	**$730,000**	31 Jul
1/1 BANKS PL	Residential	**$710,000**	23 Jun
7 A GILES PL	Residential	**$705,000**	23 Jun
33 A THOMAS MITCHELL CRES	Residential	**$670,000**	7 Jul
4/161 BEACH RD	Residential	**$670,000**	7 Aug
484 BEACH RD	Residential	**$651,000**	3 Jun

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · June–August 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.