

Sussex inlet NSW 2540

July 2026 Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 -21	MEDIAN PRICE \$820,000 +32%	AVERAGE PRICE \$795,333 +16%
HIGHEST SALE \$1,250,000	LOWEST SALE \$400,000	TOTAL VALUE \$8.76M

POSTCODE 2540 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 105
-----------------------------	------------------------------	---------------------

Figures cover the entire 2540 postcode area, not Sussex inlet alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$820,000 +32%	AVERAGE PRICE \$795,333 +16%	TOTAL SALES 13 -62%
-----------------------------------	------------------------------------	---------------------------

PROPERTY TYPE BREAKDOWN

Residentials		9 (69%)
Vacant lands		4 (31%)

KEY MARKET INSIGHTS

- 13 properties settled in Sussex inlet NSW 2540 in July 2026 — 9 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 32% to \$820,000, up from \$621,000 in June.
- Residentials accounted for 69% of sales (9 of 13), compared to 31% for vacant lands (4).
- Prices ranged widely — from \$400,000 to \$1,250,000, a spread of \$850,000.
- The standout sale was 784 SUSSEX INLET RD at \$1,250,000 on 13 Jul — 52% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
784 SUSSEX INLET RD	Residential	\$1,250,000	13 Jul
38 RIVER RD	Residential	\$915,000	10 Jul
46 LANCING AVE	Residential	\$900,000	3 Jul
3 WILDWOOD AVE	Residential	\$838,000	1 Jul
32 CATER CRES	Residential	\$820,000	6 Jul
162 JACOBS DR	Residential	\$750,000	7 Jul
28 A BEXHILL AVE	Residential	\$645,000	20 Jul
5 RIDGE AVE	Residential	\$640,000	17 Jul
20 MULLOWAY ST	Vacant land	\$400,000	3 Jul
33 LAKESHORE PDE	Residential	\$400,000	10 Jul
25 LAKESHORE PDE	Vacant land	\$400,000	10 Jul