

Swansea NSW 2281

May 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +7	MEDIAN PRICE \$841,000 -29%	AVERAGE PRICE \$865,438 -28%
HIGHEST SALE \$1,360,000	LOWEST SALE \$280,000	TOTAL VALUE \$13.85M

POSTCODE 2281 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$670	AVERAGE WEEKLY RENT \$715	OBSERVATIONS 27
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Figures cover the entire 2281 postcode area, not Swansea alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$841,000 -29%	AVERAGE PRICE \$865,438 -28%	TOTAL SALES 16 +78%
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PROPERTY TYPE BREAKDOWN

Residential	16 (100%)
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KEY MARKET INSIGHTS

- 16 properties settled in Swansea NSW 2281 in May 2026.
- The median sale price fell 29% to \$841,000, down from \$1,182,000 in April.
- All 16 recorded sales were residential.
- Prices ranged widely — from \$280,000 to \$1,360,000, a spread of \$1,080,000.
- The standout sale was 90 BELMONT ST at \$1,360,000 on 21 May — 62% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
90 BELMONT ST	Residential	\$1,360,000	21 May
66 LAKE RD	Residential	\$1,220,000	8 May
65 LAKE RD	Residential	\$1,100,000	25 May
2/32 MILRAY ST	Residential	\$1,040,000	27 May
22 STURT ST	Residential	\$960,000	4 May
20 GEORGE ST	Residential	\$950,000	22 May
86 LAKESIDE DR	Residential	\$850,000	1 May
2/8 GALGABBA ST	Residential	\$842,000	4 May
259 OLD PACIFIC HWY	Residential	\$840,000	7 May
9/12 WALLACE ST	Residential	\$830,000	22 May
4/44 MILRAY ST	Residential	\$760,000	15 May
14 BELMONT ST	Residential	\$750,000	8 May