SOLD NSW · PROPERTY MARKET REPORT

Taylors beach NSW 2316

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -3	$528,000 -68%	$528,000 -63%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,000,000	$230,000	$9.94M

POSTCODE 2316 RENTAL MARKET · SEPTEMBER 2026

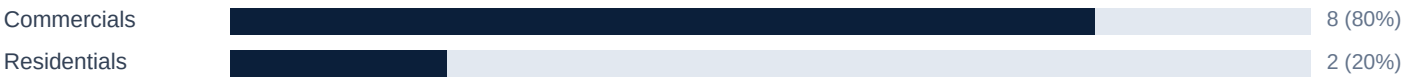
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$628	$606	6

Figures cover the entire 2316 postcode area, not Taylors beach alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$528,000 -68%	$528,000 -63%	10 -23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Taylors beach NSW 2316 in June–August 2026 — 2 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 68% to $528,000, down from $1,650,000 in March–May 2026.
- Commercials accounted for 80% of sales (8 of 10), compared to 20% for residentials (2).
- Prices ranged widely — from $230,000 to $6,000,000, a spread of $5,770,000.
- The standout sale was 70 PORT STEPHENS DR at $6,000,000 on 2 Jul — 1036% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
70 PORT STEPHENS DR	Commercial	**$6,000,000**	2 Jul
12/21 SHEARWATER DR	Residential	**$632,500**	25 Aug
1/10 INNOVATION CL	Commercial	**$550,000**	24 Jun
5/37 SHEARWATER DR	Commercial	**$500,000**	31 Jul
1/15 SHEARWATER DR	Commercial	**$440,000**	5 Jun
20/88 PORT STEPHENS DR	Commercial	**$440,000**	24 Aug
24/11 BLUEWATER CL	Residential	**$423,500**	15 Jul
6/24 SHEARWATER DR	Commercial	**$405,000**	23 Jul
5/10 SHEARWATER DR	Commercial	**$320,000**	1 Jul
5/10 INNOVATION CL	Commercial	**$230,000**	30 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.