

Tea gardens NSW 2324

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +6	MEDIAN PRICE \$872,500 -3%	AVERAGE PRICE \$1,021,250 +25%
HIGHEST SALE \$2,250,000	LOWEST SALE \$415,000	TOTAL VALUE \$9.84M

POSTCODE 2324 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$605	OBSERVATIONS 58
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Figures cover the entire 2324 postcode area, not Tea gardens alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$872,500 -3%	AVERAGE PRICE \$1,021,250 +25%	TOTAL SALES 11 +120%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (73%)
Vacant lands		2 (18%)
Offices		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Tea gardens NSW 2324 in April 2026 — 8 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 3% to \$872,500, down from \$900,000 in March.
- Residentials accounted for 73% of sales (8 of 11), compared to 18% for vacant lands (2).
- Prices ranged widely — from \$415,000 to \$2,250,000, a spread of \$1,835,000.
- The standout sale was 10 PETREL PL at \$2,250,000 on 28 Apr — 158% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 PETREL PL	Residential	\$2,250,000	28 Apr
37 MARTIN CCT	Residential	\$1,400,000	1 Apr
7 YANDALA ST	Residential	\$925,000	2 Apr
42 MYALL ST	Residential	\$905,000	16 Apr
5 GENOA GR	Residential	\$840,000	24 Apr
22 MOTUM AVE	Residential	\$790,000	17 Apr
219 MYALL ST	Vacant land	\$700,000	7 Apr
110/21 MARINE DR	Residential	\$580,000	28 Apr
7 MARTIN CCT	Vacant land	\$550,000	9 Apr
1/241 MYALL ST	Residential	\$480,000	7 Apr