SOLD NSW · PROPERTY MARKET REPORT

Tea gardens NSW 2324

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -14	$855,000 +1%	$917,200 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,650,000	$92,000	$9.89M

POSTCODE 2324 RENTAL MARKET · SEPTEMBER 2026

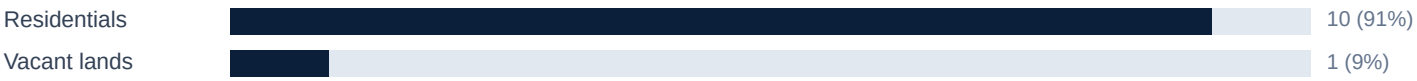
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$571	52

Figures cover the entire 2324 postcode area, not Tea gardens alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$855,000 +1%	$917,200 -5%	11 -56%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Tea gardens NSW 2324 in July–September 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to $855,000, up from $850,000 in April–June 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from $92,000 to $1,650,000, a spread of $1,558,000.
- The standout sale was 7/31 MARINE DR at $1,650,000 on 7 Jul — 93% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7/31 MARINE DR	Residential	**$1,650,000**	7 Jul
4/31 MARINE DR	Residential	**$1,525,000**	1 Jul
92 WINDWARD CCT	Residential	**$1,285,000**	23 Jul
8 WOMBOURNE RD	Residential	**$1,270,000**	28 Aug
19 BILLABONG AVE	Residential	**$885,000**	3 Jul
1/52 BUDGEREE ST	Residential	**$825,000**	1 Sep
11 MYALL ST	Vacant land	**$715,000**	24 Jul
14 YALINBAH ST	Residential	**$630,000**	19 Aug
20 BAYVIEW RD	Residential	**$545,000**	6 Aug
111 MYALL ST	Residential	**$465,000**	23 Jul
14 ADMIRALTY AVE	Residential	**$92,000**	28 Aug

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