

The entrance NSW 2261

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -19	MEDIAN PRICE \$607,000 -39%	AVERAGE PRICE \$572,650 -41%
HIGHEST SALE \$1,100,000	LOWEST SALE \$200,000	TOTAL VALUE \$7.00M

POSTCODE 2261 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$630	AVERAGE WEEKLY RENT \$692	OBSERVATIONS 125
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Figures cover the entire 2261 postcode area, not The entrance alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$607,000 -39%	AVERAGE PRICE \$572,650 -41%	TOTAL SALES 12 -61%
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PROPERTY TYPE BREAKDOWN

Residential		10 (83%)
Commercials		2 (17%)

KEY MARKET INSIGHTS

- 12 properties settled in The entrance NSW 2261 in September 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 39% to \$607,000, down from \$995,000 in August.
- Residential accounted for 83% of sales (10 of 12), compared to 17% for commercials (2).
- Prices ranged widely — from \$200,000 to \$1,100,000, a spread of \$900,000.
- The standout sale was 22 VIEW ST at \$1,100,000 on 15 Sep — 81% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 VIEW ST	Residential	\$1,100,000	15 Sep
15 VICTORIA AVE	Commercial	\$1,000,000	10 Sep
15/30 MARINE PDE	Residential	\$845,000	11 Sep
1/2 NORBERTA ST	Residential	\$640,000	17 Sep
11/11 OCEAN PDE	Residential	\$620,000	11 Sep
2/22 BAY RD	Residential	\$610,000	14 Sep
6/18 BATTLEY AVE	Residential	\$604,000	4 Sep
8/17 OCEAN PDE	Residential	\$545,000	15 Sep
1/55 OCEAN PDE	Residential	\$292,500	2 Sep
3/64 THE ENTRANCE RD	Commercial	\$275,000	8 Sep
116/89 THE ENTRANCE RD	Residential	\$270,000	10 Sep