SOLD NSW · PROPERTY MARKET REPORT

Umina beach NSW 2257

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -7	$1,225,000 +7%	$1,212,381 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,750,000	$455,000	$25.46M

POSTCODE 2257 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$708	100

Figures cover the entire 2257 postcode area, not Umina beach alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,225,000 +7%	$1,212,381 -1%	21 -25%

PROPERTY TYPE BREAKDOWN

Residentials — 21 (100%)

KEY MARKET INSIGHTS

- 21 properties settled in Umina beach NSW 2257 in October 2026.
- The median sale price rose 7% to $1,225,000, up from $1,140,000 in September 2026.
- All 21 recorded sales were residentials.
- Prices ranged widely — from $455,000 to $1,750,000, a spread of $1,295,000.
- The standout sale was 1 OXFORD ST at $1,750,000 on 12 Oct — 43% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 OXFORD ST	Residential	**$1,750,000**	12 Oct
21 MELBOURNE AVE	Residential	**$1,625,000**	12 Oct
2/16 SYDNEY AVE	Residential	**$1,600,000**	29 Oct
66 MOUNT ETTALONG RD	Residential	**$1,560,000**	23 Oct
33 LAKE VIEW PDE	Residential	**$1,550,000**	2 Oct
53 RYANS RD	Residential	**$1,395,000**	1 Oct
26 HOMAN CL	Residential	**$1,370,000**	6 Oct
36 HOBART AVE	Residential	**$1,300,000**	2 Oct
37 HOBART AVE	Residential	**$1,270,000**	20 Oct
265 OCEAN BEACH RD	Residential	**$1,250,000**	6 Oct
22 CALYPTA RD	Residential	**$1,225,000**	9 Oct
1 MCMANUS CL	Residential	**$1,200,000**	16 Oct

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