SOLD NSW · PROPERTY MARKET REPORT

Valla beach NSW 2448

June–August 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -3	$775,000 -10%	$784,286 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,900,000	$195,000	$8.32M

POSTCODE 2448 RENTAL MARKET · SEPTEMBER 2026

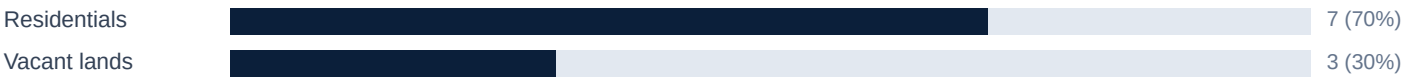
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$500	$480	28

Figures cover the entire 2448 postcode area, not Valla beach alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$775,000 -10%	$784,286 -18%	10 -23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Valla beach NSW 2448 in June–August 2026 — 7 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 10% to $775,000, down from $865,000 in March–May 2026.
- Residentials accounted for 70% of sales (7 of 10), compared to 30% for vacant lands (3).
- Prices ranged widely — from $195,000 to $1,900,000, a spread of $1,705,000.
- The standout sale was LANGSFORD WAY at $1,900,000 on 30 Jun — 145% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
LANGSFORD WAY	Vacant land	**$1,900,000**	30 Jun
11 BIRUGAN CL	Residential	**$1,530,000**	2 Jun
11 SEAFORTH DR	Residential	**$1,050,000**	31 Aug
1 HIBISCUS DR	Residential	**$815,000**	19 Aug
60 SEAFORTH DR	Residential	**$775,000**	31 Aug
29 A SEAFORTH DR	Residential	**$745,000**	10 Jun
13 SWORDFISH DR	Vacant land	**$540,000**	29 Jun
6 DOLPHIN PL	Vacant land	**$390,000**	19 Aug
80 OCEAN VIEW DR	Residential	**$380,000**	16 Jul
9 HIBISCUS DR	Residential	**$195,000**	9 Jul

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.