SOLD NSW · PROPERTY MARKET REPORT

# Warners bay NSW 2282

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 39 -11 | $947,500 -17% | $1,100,665 -8% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,850,000 | $296,500 | $42.35M |

## POSTCODE 2282 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $700 | $706 | 33 |

Figures cover the entire 2282 postcode area, not Warners bay alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $947,500 -17% | $1,100,665 -8% | 39 -22% |

## PROPERTY TYPE BREAKDOWN

| | |
|---|---|
| Residentials | 36 (92%) |
| Commercials | 3 (8%) |

## KEY MARKET INSIGHTS

- 39 properties settled in Warners bay NSW 2282 in August–October 2026 — 36 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 17% to $947,500, down from $1,142,500 in May–July 2026.
- Residentials accounted for 92% of sales (36 of 39), compared to 8% for commercials (3).
- Prices ranged widely — from $296,500 to $2,850,000, a spread of $2,553,500.
- The standout sale was 546 A THE ESPLANADE at $2,850,000 on 1 Sep — 201% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 546 A THE ESPLANADE | Residential | **$2,850,000** | 1 Sep |
| 601/482 THE ESPLANADE | Residential | **$2,600,000** | 14 Sep |
| 4/276 MACQUARIE RD | Residential | **$2,390,000** | 13 Oct |
| 22 MARTIN ST | Residential | **$1,500,000** | 19 Aug |
| 3/393 A HILLSBOROUGH RD | Commercial | **$1,480,000** | 22 Sep |
| 8 NEW RD | Residential | **$1,440,000** | 1 Oct |
| 702/1 HOWARD ST | Residential | **$1,180,000** | 28 Oct |
| 25 JAMES ST | Residential | **$1,150,000** | 1 Sep |
| 54 A FAIRFAX RD | Residential | **$1,130,000** | 28 Sep |
| 16 CAMPBELL ST | Residential | **$1,120,000** | 4 Sep |
| 16 NOTT ST | Residential | **$1,097,500** | 30 Sep |

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