August 2026

URBAN HABITAT
REALESTATE

SHOALWATER PROPERTY UPDATE

Here's your quarterly SALES data update with Jade, Stacey & Kamal

0401 522 584 I 0467 039 610 I 0469 735 397

	Quarter 2 April to June	**Quarter 1** January to March
2 & 3 Bedroom Unit/ Townhouse/ Flat	Top: $725,000 **Average: $635,000** Low: $505,000 *6 sales*	Top: $505,000 **Average: $498,778** Low: $492,556 *2 sales*
2 & 3 Bedroom **Unit/ Townhouse in Beachfront Zone** *(inc. 1 street back)*	Top: $950,000 **Average: $753,000** Low: $650 *3 sales*	Top: $810,000 **Average: $774,200** Low: $750,000 *5 sales*
2 & 3 Bedrooms with **1 Bathroom** Freestanding Homes	Top: $1,225,000 **Average: $1,020,000** Low: $755,000 *6 sales*	Top: $975,000 **Average: $859,000** Low: $737,000 *4 sales*
3 & 4 Bedroom with 2 Bathrooms Freestanding Homes	Top: $1,125,000 **Average: $953,909** Low: $900,000 *3 sales*	Top: $1,500,000 **Average: $1,124,714** Low: $900,000 *7 sales*
Beachfront Zone Homes *(inc. one street back)*	Top: $2,250,000 **Average: $1,627,667** Low: $1,250,000 *3 sales*	Top: $2,300,000 **Average: $2,025,000** Low: $1,750,000 *2 sales*

- Please note that some sales data does not filter through until after the date of printing. We will endeavour to encapsulate this data on our next letter.

Here's your quarterly RENTAL data update with Linda

0401 650 938

Shoalwater's vacancy rate sits steady at **0.33%** and is seeing steady rental growth from the last quarter.

Median Rental Stats:

3 bedroom, 1 bathroom homes are currently renting on average of **$620** p/w, showcasing a rental growth **3.3%**

3 bedroom, 2 bathroom homes are averaging **$633** p/w, and 35 days the market.

4 bedroom, 1 bathroom homes are averaging **$650** p/w & 22 days on market.

4 bedroom, 2 bathroom homess are at **$750** p/w & 26 days on the market, showcasing a rental growth **11.1%**

Urban Habitat Real Estate
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