SOLD NSW · PROPERTY MARKET REPORT

Allambie heights NSW 2100

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -6	$2,300,000 -14%	$2,435,844 -13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,700,000	$1,450,000	$38.97M

POSTCODE 2100 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,046	43

Figures cover the entire 2100 postcode area, not Allambie heights alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,300,000 -14%	$2,435,844 -13%	16 -27%

PROPERTY TYPE BREAKDOWN

Residentials — 16 (100%)

KEY MARKET INSIGHTS

- 16 properties settled in Allambie heights NSW 2100 in August–October 2026.
- The median sale price fell 14% to $2,300,000, down from $2,675,000 in May–July 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $1,450,000 to $3,700,000, a spread of $2,250,000.
- The standout sale was 23 CHURCHILL CRES at $3,700,000 on 9 Oct — 61% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 CHURCHILL CRES	Residential	**$3,700,000**	9 Oct
15 LIBYA CRES	Residential	**$3,560,000**	12 Oct
6 PERONNE PDE	Residential	**$2,900,000**	6 Oct
9 ALLENBY PARK PDE	Residential	**$2,725,000**	2 Oct
61 A GOONDARI RD	Residential	**$2,430,000**	9 Oct
4 SMITH AVE	Residential	**$2,415,000**	19 Aug
91 ALLAMBIE RD	Residential	**$2,413,500**	20 Oct
60 OWEN STANLEY AVE	Residential	**$2,300,000**	2 Sep
8 CHURCHILL CRES	Residential	**$2,300,000**	2 Sep
11 WANDELLA RD	Residential	**$2,300,000**	21 Oct
21 GOONDARI RD	Residential	**$2,200,000**	4 Sep
4 GOONDARI RD	Residential	**$2,180,000**	24 Aug

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.