

Annandale NSW 2038

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -3	MEDIAN PRICE \$1,760,000 -23%	AVERAGE PRICE \$2,016,643 -8%
HIGHEST SALE \$3,122,000	LOWEST SALE \$700,000	TOTAL VALUE \$28.23M

POSTCODE 2038 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$809	AVERAGE WEEKLY RENT \$816	OBSERVATIONS 37
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Figures cover the entire 2038 postcode area, not Annandale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,760,000 -23%	AVERAGE PRICE \$2,016,643 -8%	TOTAL SALES 14 -18%
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PROPERTY TYPE BREAKDOWN

Residentials	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in Annandale NSW 2038 in August 2026.
- The median sale price fell 23% to \$1,760,000, down from \$2,278,750 in July.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$700,000 to \$3,122,000, a spread of \$2,422,000.
- The standout sale was 92 NELSON ST at \$3,122,000 on 31 Aug — 77% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
92 NELSON ST	Residential	\$3,122,000	31 Aug
221 TRAFALGAR ST	Residential	\$3,021,000	5 Aug
20 BREILLAT ST	Residential	\$2,860,000	7 Aug
80 ALBION ST	Residential	\$2,750,000	7 Aug
66 ALFRED ST	Residential	\$2,525,000	27 Aug
78 WHITES CREEK LANE	Residential	\$2,325,000	31 Aug
93 YOUNG ST	Residential	\$1,780,000	6 Aug
73 NELSON ST	Residential	\$1,740,000	7 Aug
67 TAYLOR ST	Residential	\$1,700,000	20 Aug
11 B TRAFALGAR ST	Residential	\$1,670,000	20 Aug
103/8 MCCARTHY LANE	Residential	\$1,565,000	7 Aug
19/36 TAYLOR ST	Residential	\$1,550,000	20 Aug