

Balgowlah NSW 2093

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16	MEDIAN PRICE \$1,714,500 -48%	AVERAGE PRICE \$1,993,406 -46%
HIGHEST SALE \$4,100,000	LOWEST SALE \$675,000	TOTAL VALUE \$31.89M

POSTCODE 2093 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$1,053	OBSERVATIONS 55
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Figures cover the entire 2093 postcode area, not Balgowlah alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,714,500 -48%	AVERAGE PRICE \$1,993,406 -46%	TOTAL SALES 16 0%
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PROPERTY TYPE BREAKDOWN

Residentials	16 (100%)
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KEY MARKET INSIGHTS

- 16 properties settled in Balgowlah NSW 2093 in August 2026.
- The median sale price fell 48% to \$1,714,500, down from \$3,285,000 in July.
- All 16 recorded sales were residentials.
- Prices ranged widely — from \$675,000 to \$4,100,000, a spread of \$3,425,000.
- The standout sale was 17 NIELD AVE at \$4,100,000 on 6 Aug — 139% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
17 NIELD AVE	Residential	\$4,100,000	6 Aug
23 A WEST ST	Residential	\$4,010,000	28 Aug
803/3 SYLVAN AVE	Residential	\$3,800,000	4 Aug
110/2 SYLVAN AVE	Residential	\$2,750,000	4 Aug
427 SYDNEY RD	Residential	\$2,550,000	7 Aug
1/113 WEST ST	Residential	\$2,123,000	24 Aug
105/2 SYLVAN AVE	Residential	\$2,000,000	5 Aug
1/27 BOYLE ST	Residential	\$1,860,000	24 Aug
17/343 SYDNEY RD	Residential	\$1,569,000	26 Aug
12/10 BENTLEY ST	Residential	\$1,360,000	4 Aug
302/3 SYLVAN AVE	Residential	\$1,200,000	18 Aug
8/95 WEST ST	Residential	\$1,187,500	11 Aug