SOLD NSW · PROPERTY MARKET REPORT

Balgowlah NSW 2093

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +1	$1,950,000 -41%	$2,156,882 -28%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,100,000	$810,000	$36.67M

POSTCODE 2093 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$895	$1,244	58

Figures cover the entire 2093 postcode area, not Balgowlah alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,950,000 -41%	$2,156,882 -28%	17 +6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Balgowlah NSW 2093 in October 2026.
- The median sale price fell 41% to $1,950,000, down from $3,325,000 in September 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $810,000 to $4,100,000, a spread of $3,290,000.
- The standout sale was 193 A WOODLAND ST at $4,100,000 on 20 Oct — 110% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
193 A WOODLAND ST	Residential	**$4,100,000**	20 Oct
28 NEW ST W	Residential	**$4,000,000**	19 Oct
44 JACKSON ST	Residential	**$3,950,000**	29 Oct
22 LODGE ST	Residential	**$2,927,000**	15 Oct
7/1 WEST ST	Residential	**$2,620,000**	28 Oct
1/20 KITCHENER ST	Residential	**$2,370,000**	9 Oct
103/2 SYLVAN AVE	Residential	**$2,000,000**	26 Oct
2/10 NIELD AVE	Residential	**$1,950,000**	1 Oct
104/2 SYLVAN AVE	Residential	**$1,950,000**	14 Oct
12/20 ANGLE ST	Residential	**$1,925,000**	6 Oct
3/14 WHITE ST	Residential	**$1,675,000**	19 Oct
40 RICKARD ST	Residential	**$1,600,000**	27 Oct

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