SOLD NSW · PROPERTY MARKET REPORT

Balgowlah heights NSW 2093

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 +1	$4,240,000 -9%	$4,070,429 -23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,050,000	$2,500,000	$56.99M

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 heights alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$4,240,000 -9%	$4,070,429 -23%	14 +8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Balgowlah heights NSW 2093 in June–August 2026.
- The median sale price fell 9% to $4,240,000, down from $4,675,000 in March–May 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $2,500,000 to $5,050,000, a spread of $2,550,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 ERNEST ST	Residential	**$5,050,000**	10 Jun
24 HEATHCLIFF CRES	Residential	**$4,810,000**	26 Jun
62 WOODLAND ST	Residential	**$4,750,000**	23 Jul
16 ADRIAN PL	Residential	**$4,450,000**	18 Jun
7 B LEWIS ST	Residential	**$4,450,000**	12 Jun
9 LEWIS ST	Residential	**$4,450,000**	25 Jun
9 A LEWIS ST	Residential	**$4,250,000**	24 Jun
38 RADIO AVE	Residential	**$4,230,000**	4 Jun
10 MULGOWRIE CRES	Residential	**$4,125,000**	17 Aug
3 RADIO AVE	Residential	**$3,900,000**	12 Jun
2 A CONDAMINE ST	Residential	**$3,850,000**	29 Jun
47 NEW ST W	Residential	**$3,645,000**	22 Jul
1/57 WOODLAND ST	Residential	**$2,526,000**	17 Jul
40 HEATHCLIFF CRES	Residential	**$2,500,000**	17 Jun

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