SOLD NSW · PROPERTY MARKET REPORT

Berowra NSW 2081

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 +5	$1,550,000 -9%	$1,628,658 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,550,000	$1,100,000	$32.06M

POSTCODE 2081 RENTAL MARKET · SEPTEMBER 2026

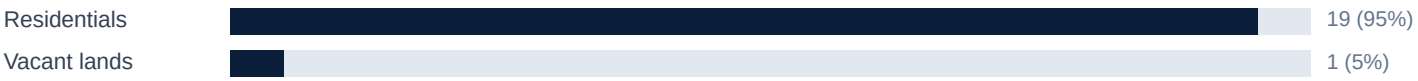
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$756	11

Figures cover the entire 2081 postcode area, not Berowra alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,550,000 -9%	$1,628,658 -3%	20 +33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Berowra NSW 2081 in August–October 2026 — 19 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to $1,550,000, down from $1,700,000 in May–July 2026.
- Residentials accounted for 95% of sales (19 of 20), compared to 5% for vacant lands (1).
- Prices ranged widely — from $1,100,000 to $2,550,000, a spread of $1,450,000.
- The standout sale was 22 SUMMERHILL WAY at $2,550,000 on 25 Aug — 65% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 SUMMERHILL WAY	Residential	**$2,550,000**	25 Aug
6 GOODWYN RD	Residential	**$2,170,000**	11 Aug
24 SUMMERHILL WAY	Residential	**$2,025,000**	25 Aug
114 YALLAMBEE RD	Residential	**$1,950,000**	14 Oct
3 EVANDA ST	Residential	**$1,925,000**	6 Aug
22 WILLUNGA RD	Residential	**$1,870,000**	9 Sep
40 HELVETIA AVE	Residential	**$1,715,000**	19 Oct
84 A BEROWRA WATERS RD	Residential	**$1,700,000**	13 Aug
3 KAURI AVE	Residential	**$1,680,000**	28 Oct
3 REDWOOD AVE	Residential	**$1,550,000**	28 Aug
110 THE GULLY ROAD	Residential	**$1,500,000**	27 Oct

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.