

Birchgrove NSW 2041

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +2	MEDIAN PRICE \$2,460,000 +29%	AVERAGE PRICE \$4,246,364 +82%
HIGHEST SALE \$15,750,000	LOWEST SALE \$1,405,000	TOTAL VALUE \$46.71M

POSTCODE 2041 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$950	AVERAGE WEEKLY RENT \$1,060	OBSERVATIONS 63
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Figures cover the entire 2041 postcode area, not Birchgrove alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$2,460,000 +29%	AVERAGE PRICE \$4,246,364 +82%	TOTAL SALES 11 +22%
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PROPERTY TYPE BREAKDOWN

Residentials	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Birchgrove NSW 2041 in May 2026.
- The median sale price rose 29% to \$2,460,000, up from \$1,900,000 in April.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$1,405,000 to \$15,750,000, a spread of \$14,345,000.
- The standout sale was 37 WHARF RD at \$15,750,000 on 12 May — 540% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
37 WHARF RD	Residential	\$15,750,000	12 May
44 BALLAST POINT RD	Residential	\$8,325,000	12 May
43 GIPPS ST	Residential	\$4,170,000	27 May
3/45 WHARF RD	Residential	\$3,500,000	7 May
13 SPRING ST	Residential	\$3,260,000	14 May
2 YEEND ST	Residential	\$2,460,000	15 May
52/8 WATER ST	Residential	\$2,280,000	15 May
78/8 WATER ST	Residential	\$2,010,000	28 May
105/8 WATER ST	Residential	\$1,850,000	27 May
2/5 NUMA ST	Residential	\$1,700,000	14 May
3/29 MCKELL ST	Residential	\$1,405,000	28 May