SOLD NSW · PROPERTY MARKET REPORT

Birchgrove NSW 2041

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -9	$2,885,000 +33%	$4,081,250 +29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$17,700,000	$942,500	$57.14M

POSTCODE 2041 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$875	$1,005	75

Figures cover the entire 2041 postcode area, not Birchgrove alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,885,000 +33%	$4,081,250 +29%	14 -39%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Birchgrove NSW 2041 in June–August 2026.
- The median sale price rose 33% to $2,885,000, up from $2,175,000 in March–May 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $942,500 to $17,700,000, a spread of $16,757,500.
- The standout sale was 120 LOUISA RD at $17,700,000 on 18 Jun — 514% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
120 LOUISA RD	Residential	**$17,700,000**	18 Jun
16 DOCK RD	Residential	**$8,200,000**	3 Jun
52 BALLAST POINT RD	Residential	**$4,200,000**	6 Jul
59 A BALLAST POINT RD	Residential	**$3,800,000**	29 Jun
12 SPRING ST	Residential	**$3,700,000**	24 Jul
49 GIPPS ST	Residential	**$3,140,000**	17 Jul
185 ROWNTREE ST	Residential	**$2,920,000**	5 Jun
8 SPRING ST	Residential	**$2,850,000**	16 Jun
13 GROVE ST	Residential	**$2,500,000**	22 Jun
51 GROVE ST	Residential	**$2,050,000**	25 Jun
15/16 ROSE ST	Residential	**$1,950,000**	17 Jun
14/2 LOUISA RD	Residential	**$1,725,000**	24 Jul

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.