

Bondi NSW 2026

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 -6	MEDIAN PRICE \$1,520,000 -19%	AVERAGE PRICE \$1,888,250 -6%
HIGHEST SALE \$4,001,000	LOWEST SALE \$700,000	TOTAL VALUE \$30.21M

POSTCODE 2026 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,050	AVERAGE WEEKLY RENT \$1,149	OBSERVATIONS 312
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Figures cover the entire 2026 postcode area, not Bondi alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,520,000 -19%	AVERAGE PRICE \$1,888,250 -6%	TOTAL SALES 16 -27%
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PROPERTY TYPE BREAKDOWN

Residentials	16 (100%)
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KEY MARKET INSIGHTS

- 16 properties settled in Bondi NSW 2026 in July 2026.
- The median sale price fell 19% to \$1,520,000, down from \$1,867,500 in June.
- All 16 recorded sales were residentials.
- Prices ranged widely — from \$700,000 to \$4,001,000, a spread of \$3,301,000.
- The standout sale was 3 FLOOD ST at \$4,001,000 on 27 Jul — 163% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 FLOOD ST	Residential	\$4,001,000	27 Jul
5 GROVE ST	Residential	\$3,850,000	8 Jul
68 ANGLESEA ST	Residential	\$3,260,000	9 Jul
3/334 BONDI RD	Residential	\$2,450,000	3 Jul
3/10 FLETCHER ST	Residential	\$2,000,000	28 Jul
6/36 PENKIVIL ST	Residential	\$1,735,000	17 Jul
13/7 DENHAM ST	Residential	\$1,530,000	28 Jul
17/22 WELLINGTON ST	Residential	\$1,520,000	20 Jul
9/32 EDWARD ST	Residential	\$1,520,000	28 Jul
15/240 BONDI RD	Residential	\$1,450,000	21 Jul
5/9 OCEAN ST N	Residential	\$1,445,000	7 Jul
3/8 FLETCHER ST	Residential	\$1,425,000	13 Jul