SOLD NSW · PROPERTY MARKET REPORT

Bondi NSW 2026

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -34	$1,760,000 +11%	$2,570,286 +38%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,900,000	$620,000	$55.73M

POSTCODE 2026 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,153	$1,356	296

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,760,000 +11%	$2,570,286 +38%	22 -61%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Bondi NSW 2026 in August–October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 11% to $1,760,000, up from $1,580,000 in May–July 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for shops (1).
- Prices ranged widely — from $620,000 to $5,900,000, a spread of $5,280,000.
- The standout sale was 15 ANGLESEA ST at $5,900,000 on 30 Sep — 235% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 ANGLESEA ST	Residential	**$5,900,000**	30 Sep
344 BIRRELL ST	Residential	**$5,860,000**	23 Sep
14 ANGLESEA ST	Residential	**$5,416,000**	7 Oct
43 DUDLEY ST	Residential	**$5,200,000**	14 Sep
11 EWELL ST	Residential	**$4,050,000**	11 Aug
62 WATSON ST	Residential	**$3,300,000**	22 Oct
2/278 BIRRELL ST	Residential	**$2,750,000**	11 Aug
7/28 FLETCHER ST	Residential	**$2,450,000**	27 Oct
7/20 PENKIVIL ST	Residential	**$2,350,000**	16 Sep
2/16 SANDRIDGE ST	Residential	**$2,100,000**	16 Oct
1/13 BENNETT ST	Residential	**$1,760,000**	20 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.