SOLD NSW · PROPERTY MARKET REPORT

Bondi beach NSW 2026

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +4	$1,446,450 -13%	$1,849,242 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,600,000	$830,000	$22.19M

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 beach alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,446,450 -13%	$1,849,242 +6%	12 +50%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Bondi beach NSW 2026 in October 2026.
- The median sale price fell 13% to $1,446,450, down from $1,667,500 in September 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $830,000 to $4,600,000, a spread of $3,770,000.
- The standout sale was 5/94 RAMSGATE AVE at $4,600,000 on 12 Oct — 218% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5/94 RAMSGATE AVE	Residential	**$4,600,000**	12 Oct
2/162 WELLINGTON ST	Residential	**$3,365,000**	23 Oct
216/10 JAQUES AVE	Residential	**$2,650,000**	29 Oct
2/303 OLD SOUTH HEAD RD	Residential	**$1,830,000**	29 Oct
1/69 A FRANCIS ST	Residential	**$1,820,000**	9 Oct
4/43 A DENHAM ST	Residential	**$1,467,900**	27 Oct
3/118 O'BRIEN ST	Residential	**$1,425,000**	8 Oct
18/273 OLD SOUTH HEAD RD	Residential	**$1,353,000**	14 Oct
47 GLASGOW AVE	Residential	**$1,050,000**	7 Oct
21/40 RAMSGATE AVE	Residential	**$950,000**	14 Oct
409 H/6 BEACH RD	Residential	**$850,000**	2 Oct
14/35 RAMSGATE AVE	Residential	**$830,000**	23 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.