SOLD NSW · PROPERTY MARKET REPORT

Bondi junction NSW 2022

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -11	$1,115,000 +7%	$1,454,300 +2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,900,000	$180,000	$14.54M

POSTCODE 2022 RENTAL MARKET · SEPTEMBER 2026

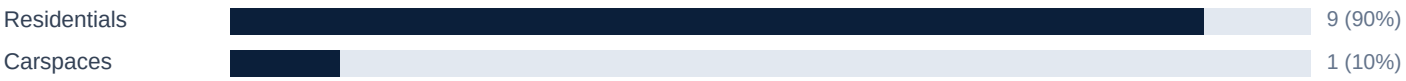
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,050	$1,236	119

Figures cover the entire 2022 postcode area, not Bondi junction alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,115,000 +7%	$1,454,300 +2%	10 -52%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Bondi junction NSW 2022 in October 2026.
- The median sale price rose 7% to $1,115,000, up from $1,041,250 in September 2026.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for carspaces (1).
- Prices ranged widely — from $180,000 to $3,900,000, a spread of $3,720,000.
- The standout sale was 80 BONDI RD at $3,900,000 on 26 Oct — 250% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 BONDI RD	Residential	**$3,900,000**	26 Oct
54 DENISON ST	Residential	**$2,400,000**	14 Oct
6/11 WAVERLEY CRES	Residential	**$2,150,000**	26 Oct
54/2 A HOLLYWOOD AVE	Residential	**$1,600,000**	19 Oct
18/39 WAVERLEY ST	Residential	**$1,400,000**	9 Oct
12/123 OLD SOUTH HEAD RD	Residential	**$830,000**	15 Oct
2/143 OLD SOUTH HEAD RD	Residential	**$800,000**	9 Oct
3/29 WAVERLEY ST	Residential	**$723,000**	27 Oct
84/251 OXFORD ST	Residential	**$560,000**	6 Oct
248/71 SPRING ST	Carspace	**$180,000**	22 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.