

Botany NSW 2019

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 20 +2	MEDIAN PRICE \$1,010,000 -3%	AVERAGE PRICE \$1,227,785 -3%
HIGHEST SALE \$2,675,000	LOWEST SALE \$150,000	TOTAL VALUE \$24.56M

POSTCODE 2019 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$950	AVERAGE WEEKLY RENT \$976	OBSERVATIONS 58
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Figures cover the entire 2019 postcode area, not Botany alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,010,000 -3%	AVERAGE PRICE \$1,227,785 -3%	TOTAL SALES 20 +11%
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PROPERTY TYPE BREAKDOWN

Residentials20 (100%)

KEY MARKET INSIGHTS

- 20 properties settled in Botany NSW 2019 in August 2026.
- The median sale price fell 3% to \$1,010,000, down from \$1,040,000 in July.
- All 20 recorded sales were residentials.
- Prices ranged widely — from \$150,000 to \$2,675,000, a spread of \$2,525,000.
- The standout sale was 1 CRANBROOK ST at \$2,675,000 on 24 Aug — 165% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 CRANBROOK ST	Residential	\$2,675,000	24 Aug
1400 BOTANY RD	Residential	\$2,310,000	20 Aug
50 EDGEHILL AVE	Residential	\$2,215,000	14 Aug
63 A WILSON ST	Residential	\$1,975,000	28 Aug
58 STEPHEN RD	Residential	\$1,950,000	24 Aug
13 A SWINBOURNE ST	Residential	\$1,680,000	24 Aug
15/42 DAPHNE ST	Residential	\$1,450,000	21 Aug
119/24 ROCHESTER ST	Residential	\$1,410,000	4 Aug
28/15 EDGEHILL AVE	Residential	\$1,220,000	3 Aug
512/3 MADDEN CL	Residential	\$1,050,000	5 Aug
4507/42 PEMBERTON ST	Residential	\$970,000	14 Aug
2201/53 WILSON ST	Residential	\$970,000	24 Aug