

Brookvale NSW 2100

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +1	MEDIAN PRICE \$1,060,000 -8%	AVERAGE PRICE \$1,621,500 +43%
HIGHEST SALE \$5,325,000	LOWEST SALE \$195,000	TOTAL VALUE \$17.47M

POSTCODE 2100 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$775	AVERAGE WEEKLY RENT \$921	OBSERVATIONS 46
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Figures cover the entire 2100 postcode area, not Brookvale alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,060,000 -8%	AVERAGE PRICE \$1,621,500 +43%	TOTAL SALES 10 +11%
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PROPERTY TYPE BREAKDOWN

Residential		8 (80%)
Commercials		2 (20%)

KEY MARKET INSIGHTS

- 10 properties settled in Brookvale NSW 2100 in August 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 8% to \$1,060,000, down from \$1,152,500 in July.
- Residential accounted for 80% of sales (8 of 10), compared to 20% for commercials (2).
- Prices ranged widely — from \$195,000 to \$5,325,000, a spread of \$5,130,000.
- The standout sale was 8 POWELLS RD at \$5,325,000 on 31 Aug — 402% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 POWELLS RD	Residential	\$5,325,000	31 Aug
5 SYDENHAM RD	Commercial	\$4,300,000	3 Aug
11/48 A CONSUL RD	Residential	\$1,850,000	21 Aug
4/7 BROOKVALE AVE	Residential	\$1,267,000	4 Aug
2/72 OLD PITTWATER RD	Residential	\$1,080,000	20 Aug
14/56 OLD PITTWATER RD	Residential	\$1,040,000	12 Aug
2/5 BEACON HILL RD	Residential	\$825,000	25 Aug
8/14 FEDERAL PDE	Residential	\$805,000	4 Aug
1/14 FEDERAL PDE	Residential	\$780,000	21 Aug
127/14 ETHEL AVE	Commercial	\$195,000	11 Aug