SOLD NSW · PROPERTY MARKET REPORT

Brookvale NSW 2100

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 +3	$870,000 -57%	$1,009,091 -51%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$166,000	$28.90M

POSTCODE 2100 RENTAL MARKET · SEPTEMBER 2026

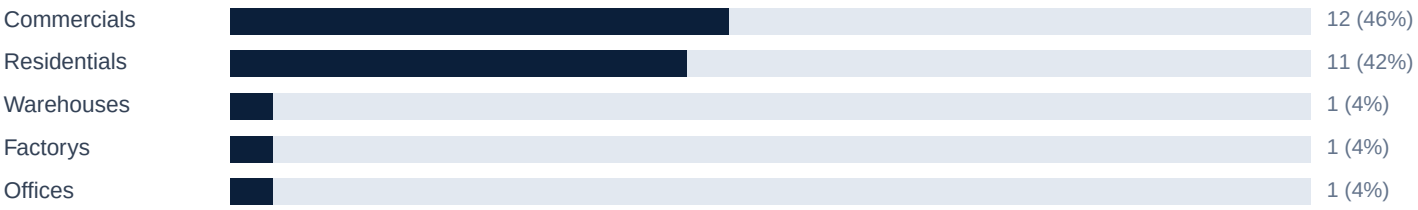
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,046	43

Figures cover the entire 2100 postcode area, not Brookvale alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$870,000 -57%	$1,009,091 -51%	26 +13%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 26 properties settled in Brookvale NSW 2100 in October 2026 — 11 residential and 15 non-residential (commercial or land).
- The residential median sale price fell 57% to $870,000, down from $2,040,000 in September 2026.
- Commercials accounted for 46% of sales (12 of 26), compared to 42% for residentials (11).
- Prices ranged widely — from $166,000 to $2,600,000, a spread of $2,434,000.
- The standout sale was 2/30 ROGER ST at $2,600,000 on 1 Oct — 199% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/30 ROGER ST	Factory	**$2,600,000**	1 Oct
26 CONSUL RD	Residential	**$2,466,000**	6 Oct
25 VICTOR RD	Residential	**$2,200,000**	29 Oct
11/101 OLD PITTWATER RD	Commercial	**$2,145,000**	16 Oct
1/101 OLD PITTWATER RD	Commercial	**$1,940,000**	23 Oct
2/101 OLD PITTWATER RD	Commercial	**$1,545,390**	1 Oct
110/101 OLD PITTWATER RD	Commercial	**$1,320,000**	21 Oct
2/26 WILLIAM ST	Commercial	**$1,243,000**	15 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.