

Collaroy NSW 2097

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 -3	MEDIAN PRICE \$1,165,000 -32%	AVERAGE PRICE \$2,130,385 +9%
HIGHEST SALE \$4,730,000	LOWEST SALE \$800,000	TOTAL VALUE \$27.70M

POSTCODE 2097 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$950	AVERAGE WEEKLY RENT \$1,472	OBSERVATIONS 41
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Figures cover the entire 2097 postcode area, not Collaroy alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,165,000 -32%	AVERAGE PRICE \$2,130,385 +9%	TOTAL SALES 13 -19%
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PROPERTY TYPE BREAKDOWN

Residentials	13 (100%)
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KEY MARKET INSIGHTS

- 13 properties settled in Collaroy NSW 2097 in July 2026.
- The median sale price fell 32% to \$1,165,000, down from \$1,712,500 in June.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$800,000 to \$4,730,000, a spread of \$3,930,000.
- The standout sale was 48 SUFFOLK AVE at \$4,730,000 on 13 Jul — 306% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
48 SUFFOLK AVE	Residential	\$4,730,000	13 Jul
82 SUFFOLK AVE	Residential	\$4,725,000	27 Jul
23 HENDY AVE	Residential	\$4,700,000	21 Jul
18 CUMBERLAND AVE	Residential	\$3,250,000	27 Jul
18/1004 PITTWATER RD	Residential	\$1,660,000	27 Jul
9/28 FIELDING ST	Residential	\$1,310,000	16 Jul
12/4 RAMSAY ST	Residential	\$1,165,000	2 Jul
8/24 FIELDING ST	Residential	\$1,155,000	3 Jul
5/14 FRAZER ST	Residential	\$1,145,000	13 Jul
4/14 FRAZER ST	Residential	\$1,080,000	27 Jul
9/9 RAMSAY ST	Residential	\$1,025,000	17 Jul
4/5 STUART ST	Residential	\$950,000	10 Jul