SOLD NSW · PROPERTY MARKET REPORT

Collaroy NSW 2097

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -27	$1,357,000 -18%	$2,143,290 -13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,750,000	$187,500	$47.15M

POSTCODE 2097 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$860	$1,019	38

Figures cover the entire 2097 postcode area, not Collaroy alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,357,000 -18%	$2,143,290 -13%	22 -55%

PROPERTY TYPE BREAKDOWN

Residentials — 22 (100%)

KEY MARKET INSIGHTS

- 22 properties settled in Collaroy NSW 2097 in August–October 2026.
- The median sale price fell 18% to $1,357,000, down from $1,650,000 in May–July 2026.
- All 22 recorded sales were residentials.
- Prices ranged widely — from $187,500 to $5,750,000, a spread of $5,562,500.
- The standout sale was 5 HAY ST at $5,750,000 on 8 Oct — 324% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5 HAY ST	Residential	**$5,750,000**	8 Oct
19 BEDFORD CRES	Residential	**$4,750,000**	29 Oct
37 HAY ST	Residential	**$4,500,000**	29 Oct
32/7 COLLAROY ST	Residential	**$4,008,888**	26 Aug
37 HAY ST	Residential	**$4,000,000**	28 Oct
40 WESTMORELAND AVE	Residential	**$3,550,000**	16 Oct
12 PARK ST	Residential	**$3,160,000**	30 Sep
48 COLLAROY ST	Residential	**$2,007,000**	21 Sep
25/2 JENKINS ST	Residential	**$1,650,000**	28 Sep
1/2 JENKINS ST	Residential	**$1,415,000**	21 Sep
5/1187 PITTWATER RD	Residential	**$1,360,000**	28 Oct
4/18 RAMSAY ST	Residential	**$1,354,000**	14 Aug

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.