

Coogee NSW 2034

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -9	MEDIAN PRICE \$3,520,000 +129%	AVERAGE PRICE \$4,047,000 +50%
HIGHEST SALE \$10,600,000	LOWEST SALE \$1,150,000	TOTAL VALUE \$40.47M

POSTCODE 2034 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,050	AVERAGE WEEKLY RENT \$1,207	OBSERVATIONS 138
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Figures cover the entire 2034 postcode area, not Coogee alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$3,520,000 +129%	AVERAGE PRICE \$4,047,000 +50%	TOTAL SALES 10 -47%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Coogee NSW 2034 in September 2026.
- The median sale price rose 129% to \$3,520,000, up from \$1,540,000 in August.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$1,150,000 to \$10,600,000, a spread of \$9,450,000.
- The standout sale was 197 BEACH ST at \$10,600,000 on 1 Sep — 201% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
197 BEACH ST	Residential	\$10,600,000	1 Sep
70 MELODY ST	Residential	\$5,750,000	4 Sep
195 BEACH ST	Residential	\$5,500,000	1 Sep
285 ARDEN ST	Residential	\$4,730,000	7 Sep
4 HILL ST	Residential	\$3,940,000	17 Sep
1/24 MOUNT ST	Residential	\$3,100,000	16 Sep
20/178 BEACH ST	Residential	\$2,800,000	4 Sep
4/34 BREAM ST	Residential	\$1,610,000	4 Sep
7/5 BYRON ST	Residential	\$1,290,000	7 Sep
8/98 COOGEE BAY RD	Residential	\$1,150,000	2 Sep