SOLD NSW · PROPERTY MARKET REPORT

Coogee NSW 2034

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -1	$1,827,500 -35%	$3,125,000 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,750,000	$750,000	$56.25M

POSTCODE 2034 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,100	$1,172	124

Figures cover the entire 2034 postcode area, not Coogee alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,827,500 -35%	$3,125,000 -18%	18 -5%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 18 properties settled in Coogee NSW 2034 in October 2026.
- The median sale price fell 35% to $1,827,500, down from $2,800,000 in September 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $750,000 to $11,750,000, a spread of $11,000,000.
- The standout sale was 322 ALISON RD at $11,750,000 on 2 Oct — 543% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
322 ALISON RD	Residential	**$11,750,000**	2 Oct
2/39 ARCADIA ST	Residential	**$8,500,000**	2 Oct
16 ARCADIA ST	Residential	**$7,400,000**	2 Oct
8/201 CARRINGTON RD	Residential	**$3,500,000**	21 Oct
8/178 BEACH ST	Residential	**$3,350,000**	23 Oct
13/47 DUDLEY ST	Residential	**$2,750,000**	27 Oct
5/48 DUDLEY ST	Residential	**$2,700,000**	9 Oct
6/7 ALFREDA ST	Residential	**$2,560,000**	29 Oct
1/24 CARR ST	Residential	**$1,950,000**	9 Oct
14/90 MOUNT ST	Residential	**$1,705,000**	2 Oct
3/101 CARRINGTON RD	Residential	**$1,610,000**	16 Oct
9/23 BYRON ST	Residential	**$1,600,000**	29 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.