SOLD NSW · PROPERTY MARKET REPORT

Double bay NSW 2028

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +2	$3,263,750 +90%	$4,746,458 +122%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$14,250,000	$1,240,000	$56.96M

POSTCODE 2028 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,100	$1,310	43

Figures cover the entire 2028 postcode area, not Double bay alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,263,750 +90%	$4,746,458 +122%	12 +20%

PROPERTY TYPE BREAKDOWN

Residentials 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Double bay NSW 2028 in August 2026.
- The median sale price rose 90% to $3,263,750, up from $1,717,500 in July.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $1,240,000 to $14,250,000, a spread of $13,010,000.
- The standout sale was 501/34 CROSS ST at $14,250,000 on 31 Aug — 337% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
501/34 CROSS ST	Residential	**$14,250,000**	31 Aug
4 CLARENCE PL	Residential	**$8,500,000**	21 Aug
3/11 GUILFOYLE AVE	Residential	**$7,000,000**	31 Aug
66 EPPING RD	Residential	**$7,000,000**	31 Aug
4/325 NEW SOUTH HEAD RD	Residential	**$5,380,000**	19 Aug
21/18 BAY ST	Residential	**$3,877,500**	24 Aug
9/260 NEW SOUTH HEAD RD	Residential	**$2,650,000**	6 Aug
10/260 NEW SOUTH HEAD RD	Residential	**$2,300,000**	31 Aug
5/28 WILLIAM ST	Residential	**$1,860,000**	10 Aug
1 D/45 OCEAN AVE	Residential	**$1,450,000**	3 Aug
6/45 OCEAN AVE	Residential	**$1,450,000**	3 Aug
2/499 NEW SOUTH HEAD RD	Residential	**$1,240,000**	7 Aug