SOLD NSW · PROPERTY MARKET REPORT

Double bay NSW 2028

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 +1	$3,195,000 +100%	$4,356,458 +172%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,600,000	$1,045,000	$44.49M

POSTCODE 2028 RENTAL MARKET · SEPTEMBER 2026

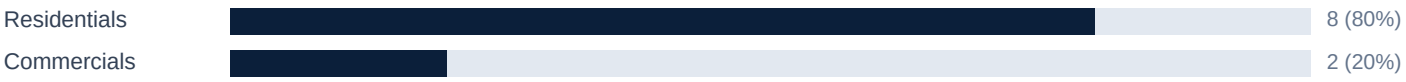
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,150	$1,361	35

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,195,000 +100%	$4,356,458 +172%	10 +11%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Double bay NSW 2028 in October 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 100% to $3,195,000, up from $1,600,000 in September 2026.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for commercials (2).
- Prices ranged widely — from $1,045,000 to $11,600,000, a spread of $10,555,000.
- The standout sale was 301/26 CROSS ST at $11,600,000 on 28 Oct — 263% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
301/26 CROSS ST	Residential	**$11,600,000**	28 Oct
36 A CARLOTTA RD	Residential	**$7,800,000**	19 Oct
BAY ST	Commercial	**$6,600,000**	2 Oct
3 A/2 KNOX ST	Residential	**$4,950,000**	20 Oct
3/40 MANNING RD	Residential	**$3,900,000**	13 Oct
BAY ST	Commercial	**$3,040,000**	15 Oct
23/337 NEW SOUTH HEAD RD	Residential	**$2,490,000**	19 Oct
302/26 CROSS ST	Residential	**$1,900,000**	28 Oct
8/9 GUILFOYLE AVE	Residential	**$1,166,666**	16 Oct
12/17 KNOX ST	Residential	**$1,045,000**	9 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.