

Elizabeth bay NSW 2011

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -6	MEDIAN PRICE \$622,500 -38%	AVERAGE PRICE \$1,235,417 -61%
HIGHEST SALE \$5,500,000	LOWEST SALE \$175,000	TOTAL VALUE \$14.82M

POSTCODE 2011 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$791	OBSERVATIONS 222
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Figures cover the entire 2011 postcode area, not Elizabeth bay alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$622,500 -38%	AVERAGE PRICE \$1,235,417 -61%	TOTAL SALES 12 -33%
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PROPERTY TYPE BREAKDOWN

Residential		10 (83%)
Carspaces		2 (17%)

KEY MARKET INSIGHTS

- 12 properties settled in Elizabeth bay NSW 2011 in July 2026.
- The median sale price fell 38% to \$622,500, down from \$1,000,000 in June.
- Residential accounted for 83% of sales (10 of 12), compared to 17% for carspaces (2).
- Prices ranged widely — from \$175,000 to \$5,500,000, a spread of \$5,325,000.
- The standout sale was 38/93 ELIZABETH BAY RD at \$5,500,000 on 8 Jul — 784% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
38/93 ELIZABETH BAY RD	Residential	\$5,500,000	8 Jul
709/2 A ELIZABETH BAY RD	Residential	\$2,050,000	16 Jul
514/2 A ELIZABETH BAY RD	Residential	\$1,750,000	17 Jul
305/11 GREENKNOWE AVE	Residential	\$1,490,000	17 Jul
16/23 BILLYARD AVE	Residential	\$915,000	27 Jul
33/5 ESPLANADE	Residential	\$635,000	7 Jul
31/5 ESPLANADE	Residential	\$610,000	24 Jul
68/51 ROSLYN GDNS	Residential	\$570,000	17 Jul
39/8 BILLYARD AVE	Residential	\$455,000	1 Jul
5/39 ROSLYN GDNS	Residential	\$375,000	10 Jul
148/28 MACLEAY ST	Carspace	\$300,000	17 Jul