SOLD NSW · PROPERTY MARKET REPORT

Elizabeth bay NSW 2011

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 -25	$1,080,000 +8%	$1,194,480 -56%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,975,000	$110,000	$30.77M

POSTCODE 2011 RENTAL MARKET · SEPTEMBER 2026

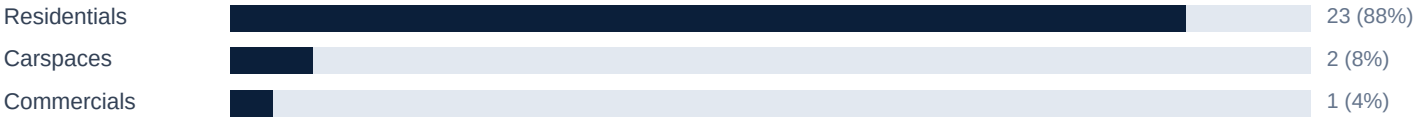
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$829	238

Figures cover the entire 2011 postcode area, not Elizabeth bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,080,000 +8%	$1,194,480 -56%	26 -49%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 26 properties settled in Elizabeth bay NSW 2011 in August–October 2026 — 25 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 8% to $1,080,000, up from $1,000,000 in May–July 2026.
- Residentials accounted for 88% of sales (23 of 26), compared to 8% for carspaces (2).
- Prices ranged widely — from $110,000 to $4,975,000, a spread of $4,865,000.
- The standout sale was 4/11 BILLYARD AVE at $4,975,000 on 6 Oct — 361% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4/11 BILLYARD AVE	Residential	**$4,975,000**	6 Oct
21/29 ROSLYN GDNS	Residential	**$2,100,000**	25 Aug
11/4 ITHACA RD	Residential	**$2,010,000**	9 Sep
502/2 BIRTLEY PL	Residential	**$1,950,000**	17 Sep
15/8 GREENKNOWE AVE	Residential	**$1,750,000**	18 Sep
13/51 ELIZABETH BAY RD	Residential	**$1,535,000**	19 Oct
705/2 A ELIZABETH BAY RD	Residential	**$1,300,000**	29 Oct
220/50 MACLEAY ST	Residential	**$1,287,000**	30 Sep
216/50 MACLEAY ST	Residential	**$1,230,000**	13 Oct
906/2 A ELIZABETH BAY RD	Residential	**$1,220,000**	18 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.