

Engadine NSW 2233

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 32 +4	MEDIAN PRICE \$1,422,500 -3%	AVERAGE PRICE \$1,436,215 +13%
HIGHEST SALE \$2,165,000	LOWEST SALE \$636,125	TOTAL VALUE \$45.96M

POSTCODE 2233 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$900	AVERAGE WEEKLY RENT \$924	OBSERVATIONS 21
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Figures cover the entire 2233 postcode area, not Engadine alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,422,500 -3%	AVERAGE PRICE \$1,436,215 +13%	TOTAL SALES 32 +14%
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PROPERTY TYPE BREAKDOWN

Residentials		32 (100%)
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KEY MARKET INSIGHTS

- 32 properties settled in Engadine NSW 2233 in August 2026.
- The median sale price fell 3% to \$1,422,500, down from \$1,461,000 in July.
- All 32 recorded sales were residentials.
- Prices ranged widely — from \$636,125 to \$2,165,000, a spread of \$1,528,875.
- The standout sale was 8 AMIENS AVE at \$2,165,000 on 21 Aug — 52% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 AMIENS AVE	Residential	\$2,165,000	21 Aug
16 CAMBRAI AVE	Residential	\$1,950,000	28 Aug
18 BORONIA AVE	Residential	\$1,800,000	25 Aug
1155 B OLD PRINCES HWY	Residential	\$1,775,000	20 Aug
42 HIGGERSON AVE	Residential	\$1,710,000	19 Aug
4/25 CHIPILLY AVE	Residential	\$1,695,000	4 Aug
96 FAIRVIEW AVE	Residential	\$1,650,000	31 Aug
7 GEELONG RD	Residential	\$1,625,000	31 Aug
2 CROSTON RD	Residential	\$1,610,000	6 Aug
67 CALDARRA AVE	Residential	\$1,600,000	5 Aug
3/1119 OLD PRINCES HWY	Residential	\$1,600,000	7 Aug
4 EDGECLIFF PL	Residential	\$1,600,000	24 Aug