

Fairlight NSW 2094

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +3	MEDIAN PRICE \$2,637,500 +12%	AVERAGE PRICE \$2,828,125 +4%
HIGHEST SALE \$5,030,000	LOWEST SALE \$822,500	TOTAL VALUE \$33.94M

POSTCODE 2094 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$925	AVERAGE WEEKLY RENT \$959	OBSERVATIONS 28
-----------------------------	------------------------------	--------------------

Figures cover the entire 2094 postcode area, not Fairlight alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,637,500 +12%	AVERAGE PRICE \$2,828,125 +4%	TOTAL SALES 12 +33%
--	--	--------------------------------------

PROPERTY TYPE BREAKDOWN

Residential	12 (100%)
-------------	-----------

KEY MARKET INSIGHTS

- 12 properties settled in Fairlight NSW 2094 in August 2026.
- The median sale price rose 12% to \$2,637,500, up from \$2,350,000 in July.
- All 12 recorded sales were residential.
- Prices ranged widely — from \$822,500 to \$5,030,000, a spread of \$4,207,500.
- The standout sale was 16 B WILLYAMA AVE at \$5,030,000 on 19 Aug — 91% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16 B WILLYAMA AVE	Residential	\$5,030,000	19 Aug
3 EDWIN ST	Residential	\$4,800,000	17 Aug
10 EDWIN ST	Residential	\$4,125,000	25 Aug
8/20 FAIRLIGHT ST	Residential	\$3,350,000	18 Aug
10 MARGARET ST	Residential	\$3,220,000	17 Aug
240 SYDNEY RD	Residential	\$2,975,000	14 Aug
1/23 JAMIESON AVE	Residential	\$2,300,000	18 Aug
6/96 LAUDERDALE AVE	Residential	\$2,190,000	13 Aug
2/23 JAMIESON AVE	Residential	\$1,800,000	18 Aug
2/14 AUSTIN ST	Residential	\$1,725,000	3 Aug
6/2 A MARGARET ST	Residential	\$1,600,000	6 Aug
2/149 SYDNEY RD	Residential	\$822,500	11 Aug