SOLD NSW · PROPERTY MARKET REPORT

Fairlight NSW 2094

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -9	$3,205,000 +36%	$3,367,071 +17%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$10,250,000	$822,500	$73.06M

POSTCODE 2094 RENTAL MARKET · SEPTEMBER 2026

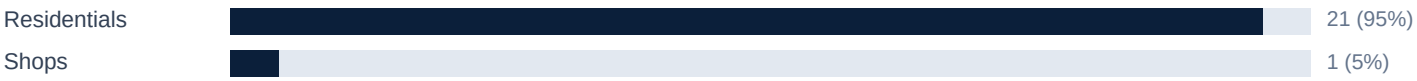
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,075	$1,272	24

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,205,000 +36%	$3,367,071 +17%	22 -29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Fairlight NSW 2094 in August–October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 36% to $3,205,000, up from $2,350,000 in May–July 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for shops (1).
- Prices ranged widely — from $822,500 to $10,250,000, a spread of $9,427,500.
- The standout sale was 39 FAIRLIGHT CRES at $10,250,000 on 21 Oct — 220% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
39 FAIRLIGHT CRES	Residential	**$10,250,000**	21 Oct
10 WILLIAM ST	Residential	**$5,750,000**	9 Oct
16 B WILLYAMA AVE	Residential	**$5,030,000**	19 Aug
5 LA PEROUSE ST	Residential	**$4,950,000**	26 Oct
3 EDWIN ST	Residential	**$4,800,000**	17 Aug
10 EDWIN ST	Residential	**$4,125,000**	25 Aug
6/98 LAUDERDALE AVE	Residential	**$3,500,000**	14 Sep
8/20 FAIRLIGHT ST	Residential	**$3,350,000**	18 Aug
8 BRISBANE ST	Residential	**$3,256,000**	22 Oct
10 MARGARET ST	Residential	**$3,220,000**	17 Aug
13 GRIFFITHS ST	Residential	**$3,205,000**	9 Oct

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.