

Five dock NSW 2046

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +5	MEDIAN PRICE \$1,333,500 -50%	AVERAGE PRICE \$2,303,129 -20%
HIGHEST SALE \$6,100,000	LOWEST SALE \$680,000	TOTAL VALUE \$32.99M

POSTCODE 2046 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$975	OBSERVATIONS 95
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Figures cover the entire 2046 postcode area, not Five dock alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,333,500 -50%	AVERAGE PRICE \$2,303,129 -20%	TOTAL SALES 15 +50%
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PROPERTY TYPE BREAKDOWN

Residential		14 (93%)
Commercials		1 (7%)

KEY MARKET INSIGHTS

- 15 properties settled in Five dock NSW 2046 in August 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 50% to \$1,333,500, down from \$2,665,000 in July.
- Residential accounted for 93% of sales (14 of 15), compared to 7% for commercials (1).
- Prices ranged widely — from \$680,000 to \$6,100,000, a spread of \$5,420,000.
- The standout sale was 29 HEATH ST at \$6,100,000 on 11 Aug — 357% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
29 HEATH ST	Residential	\$6,100,000	11 Aug
12 SUTTON ST	Residential	\$4,450,000	5 Aug
12 A SUTTON ST	Residential	\$4,300,000	5 Aug
6 SCOTT ST	Residential	\$3,400,000	5 Aug
34 HARRIS RD	Residential	\$3,203,800	20 Aug
2 SCOTT ST	Residential	\$2,350,000	4 Aug
2/42 WATERVIEW ST	Residential	\$1,457,000	17 Aug
76/63 A BARNSTAPLE RD	Residential	\$1,210,000	11 Aug
432/3 MCKINNON AVE	Residential	\$1,185,000	18 Aug
5 T/4 GARFIELD ST	Residential	\$1,100,000	14 Aug
3 M/4 GARFIELD ST	Residential	\$1,070,000	13 Aug