SOLD NSW · PROPERTY MARKET REPORT

# Haberfield NSW 2045

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 18 -4 | $3,372,500 +4% | $3,590,556 +13% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $6,360,000 | $1,200,000 | $64.63M |

## POSTCODE 2045 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $888 | $1,053 | 6 |

Figures cover the entire 2045 postcode area, not Haberfield alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $3,372,500 +4% | $3,590,556 +13% | 18 -18% |

## PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

## KEY MARKET INSIGHTS

- 18 properties settled in Haberfield NSW 2045 in August–October 2026.
- The median sale price rose 4% to $3,372,500, up from $3,250,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $1,200,000 to $6,360,000, a spread of $5,160,000.
- The standout sale was 11 ROGERS AVE at $6,360,000 on 31 Aug — 89% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 11 ROGERS AVE | Residential | **$6,360,000** | 31 Aug |
| 23 TURNER AVE | Residential | **$6,175,000** | 28 Sep |
| 262 HAWTHORNE PDE | Residential | **$5,200,000** | 5 Aug |
| 10 WINCHCOMBE AVE | Residential | **$5,150,000** | 23 Oct |
| 13 DENMAN AVE | Residential | **$4,800,000** | 28 Oct |
| 13 KINGSTON ST | Residential | **$4,400,000** | 14 Aug |
| 26 DUDLEY ST | Residential | **$3,750,000** | 28 Sep |
| 28 STANTON RD | Residential | **$3,570,000** | 25 Sep |
| 23 ROGERS AVE | Residential | **$3,545,000** | 31 Aug |
| 26 WALKER AVE | Residential | **$3,200,000** | 24 Sep |
| 32 RAMSAY ST | Residential | **$2,920,000** | 31 Aug |
| 37 EMPIRE ST | Residential | **$2,900,000** | 6 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.