

Kirribilli NSW 2061

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +8	MEDIAN PRICE \$1,520,000 +13%	AVERAGE PRICE \$2,380,455 +73%
HIGHEST SALE \$9,250,000	LOWEST SALE \$870,000	TOTAL VALUE \$31.45M

POSTCODE 2061 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$972	OBSERVATIONS 43
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Figures cover the entire 2061 postcode area, not Kirribilli alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,520,000 +13%	AVERAGE PRICE \$2,380,455 +73%	TOTAL SALES 12 +200%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Kirribilli NSW 2061 in April 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 13% to \$1,520,000, up from \$1,347,500 in March.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$870,000 to \$9,250,000, a spread of \$8,380,000.
- The standout sale was 52 WILLOUGHBY ST at \$9,250,000 on 30 Apr — 509% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
52 WILLOUGHBY ST	Residential	\$9,250,000	30 Apr
1/61 KIRRIBILLI AVE	Residential	\$5,700,000	30 Apr
19 BROUGHTON ST	Commercial	\$5,260,000	7 Apr
4/49 CARABELLA ST	Residential	\$1,800,000	21 Apr
5/6 ELAMANG AVE	Residential	\$1,615,000	9 Apr
1/30 ELAMANG AVE	Residential	\$1,545,000	9 Apr
1/99 KIRRIBILLI AVE	Residential	\$1,520,000	1 Apr
1/4 HOLBROOK AVE	Residential	\$1,010,000	24 Apr
803/57 UPPER PITT ST	Residential	\$990,000	17 Apr
101/57 UPPER PITT ST	Residential	\$965,000	1 Apr
5/64 UPPER PITT ST	Residential	\$920,000	23 Apr