SOLD NSW · PROPERTY MARKET REPORT

Kirribilli NSW 2061

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -8	$1,312,500 -16%	$2,327,417 +17%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,000,000	$680,000	$27.93M

POSTCODE 2061 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,114	53

Figures cover the entire 2061 postcode area, not Kirribilli alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,312,500 -16%	$2,327,417 +17%	12 -40%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Kirribilli NSW 2061 in August–October 2026.
- The median sale price fell 16% to $1,312,500, down from $1,571,000 in May–July 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $680,000 to $11,000,000, a spread of $10,320,000.
- The standout sale was 71 CARABELLA ST at $11,000,000 on 18 Aug — 738% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
71 CARABELLA ST	Residential	**$11,000,000**	18 Aug
16/74 UPPER PITT ST	Residential	**$3,700,000**	9 Oct
34/3 PLUNKETT ST	Residential	**$2,600,000**	14 Oct
8/27 B ELAMANG AVE	Residential	**$2,500,000**	1 Sep
24/67 CARABELLA ST	Residential	**$1,500,000**	14 Sep
33/21 ELAMANG AVE	Residential	**$1,475,000**	25 Sep
33/32 CARABELLA ST	Residential	**$1,150,000**	15 Sep
4/97 KIRRIBILLI AVE	Residential	**$965,000**	19 Aug
8/49 CARABELLA ST	Residential	**$900,000**	24 Sep
11/20 CARABELLA ST	Residential	**$734,000**	17 Aug
3/45 ELAMANG AVE	Residential	**$725,000**	11 Aug
15/20 CARABELLA ST	Residential	**$680,000**	27 Aug

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.