

Little bay NSW 2036

January 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10	MEDIAN PRICE \$2,495,000	AVERAGE PRICE \$2,380,667
HIGHEST SALE \$4,170,000	LOWEST SALE \$820,000	TOTAL VALUE \$25.60M

POSTCODE 2036 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,080	AVERAGE WEEKLY RENT \$1,133	OBSERVATIONS 247
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Figures cover the entire 2036 postcode area, not Little bay alone. Rental period: August 2026.

PROPERTY TYPE BREAKDOWN

Residentials		9 (90%)
Vacant lands		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Little bay NSW 2036 in January 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price for the month was \$2,495,000.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for vacant lands (1).
- Prices ranged widely — from \$820,000 to \$4,170,000, a spread of \$3,350,000.
- The standout sale was 2 DARWIN AVE at \$4,170,000 on 21 Jan — 67% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 DARWIN AVE	Vacant land	\$4,170,000	21 Jan
1495 ANZAC PDE	Residential	\$3,200,000	22 Jan
28 A DAWES ST	Residential	\$3,100,000	29 Jan
1468 ANZAC PDE	Residential	\$2,900,000	20 Jan
47 DWYER AVE	Residential	\$2,626,000	9 Jan
7/2 MILLARD DR	Residential	\$2,495,000	15 Jan
6/1 COVE CCT	Residential	\$2,475,000	30 Jan
410/4 GALAUP ST	Residential	\$2,000,000	16 Jan
311/2 GALAUP ST	Residential	\$1,810,000	20 Jan
206/33 HARVEY ST	Residential	\$820,000	27 Jan