

Matraville NSW 2036

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12	MEDIAN PRICE \$2,650,000 +78%	AVERAGE PRICE \$2,537,675 +37%
HIGHEST SALE \$6,300,000	LOWEST SALE \$683,900	TOTAL VALUE \$31.63M

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 Matraville alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,650,000 +78%	AVERAGE PRICE \$2,537,675 +37%	TOTAL SALES 12 0%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (67%)
Commercials		3 (25%)
Shops		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Matraville NSW 2036 in August 2026 — 8 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 78% to \$2,650,000, up from \$1,490,500 in July.
- Residentials accounted for 67% of sales (8 of 12), compared to 25% for commercials (3).
- Prices ranged widely — from \$683,900 to \$6,300,000, a spread of \$5,616,100.
- The standout sale was 25 RAYMOND AVE at \$6,300,000 on 14 Aug — 138% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 RAYMOND AVE	Commercial	\$6,300,000	14 Aug
20 HILLARY PDE	Residential	\$4,100,000	21 Aug
15 LAROSE AVE	Residential	\$3,750,000	17 Aug
41 MEEHAN ST	Residential	\$3,342,500	3 Aug
15 POZIERES AVE	Residential	\$3,020,000	14 Aug
52/10 GIRAWAH PL	Commercial	\$2,800,000	10 Aug
26 A HAROLD ST	Residential	\$2,280,000	28 Aug
17 BAPAUME PDE	Residential	\$2,050,000	5 Aug
13/19 MCCAULEY ST	Commercial	\$1,510,000	25 Aug
18/581 BUNNERONG RD	Residential	\$1,075,000	21 Aug