

Narrabeen NSW 2101

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -1	MEDIAN PRICE \$1,165,000 -34%	AVERAGE PRICE \$1,547,882 -27%
HIGHEST SALE \$3,550,000	LOWEST SALE \$145,000	TOTAL VALUE \$26.31M

POSTCODE 2101 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$900	AVERAGE WEEKLY RENT \$998	OBSERVATIONS 36
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Figures cover the entire 2101 postcode area, not Narrabeen alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,165,000 -34%	AVERAGE PRICE \$1,547,882 -27%	TOTAL SALES 17 -6%
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PROPERTY TYPE BREAKDOWN

Residentials	17 (100%)
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KEY MARKET INSIGHTS

- 17 properties settled in Narrabeen NSW 2101 in July 2026.
- The median sale price fell 34% to \$1,165,000, down from \$1,777,500 in June.
- All 17 recorded sales were residentials.
- Prices ranged widely — from \$145,000 to \$3,550,000, a spread of \$3,405,000.
- The standout sale was 1/151 OCEAN ST at \$3,550,000 on 23 Jul — 205% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1/151 OCEAN ST	Residential	\$3,550,000	23 Jul
31/11 OCEAN ST	Residential	\$3,500,000	9 Jul
145 LAGOON ST	Residential	\$2,850,000	9 Jul
2/1192 PITTWATER RD	Residential	\$2,800,000	15 Jul
1/18 GOODWIN ST	Residential	\$1,580,000	3 Jul
20/56 A PARK ST	Residential	\$1,575,000	10 Jul
16/1351 PITTWATER RD	Residential	\$1,220,000	7 Jul
3/9 MACTIER ST	Residential	\$1,220,000	23 Jul
18/21 DEVITT ST	Residential	\$1,165,000	7 Jul
8/35 PARK ST	Residential	\$1,100,000	2 Jul
8/37 A PARK ST	Residential	\$1,050,000	3 Jul
4/26 WETHERILL ST	Residential	\$1,002,500	29 Jul