SOLD NSW · PROPERTY MARKET REPORT

Narrabeen NSW 2101

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +6	$1,350,000 +17%	$1,731,100 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,000,000	$770,000	$25.97M

POSTCODE 2101 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$875	$991	37

Figures cover the entire 2101 postcode area, not Narrabeen alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,350,000 +17%	$1,731,100 +6%	15 +67%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Narrabeen NSW 2101 in October 2026.
- The median sale price rose 17% to $1,350,000, up from $1,155,000 in September 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $770,000 to $4,000,000, a spread of $3,230,000.
- The standout sale was 10/4 NARRABEEN ST at $4,000,000 on 12 Oct — 196% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10/4 NARRABEEN ST	Residential	**$4,000,000**	12 Oct
4/88 LAGOON ST	Residential	**$3,800,000**	9 Oct
11/122 OCEAN ST	Residential	**$2,700,000**	28 Oct
2/98 OCEAN ST	Residential	**$2,150,000**	26 Oct
29 PARK ST	Residential	**$1,995,000**	22 Oct
26/134 OCEAN ST	Residential	**$1,600,000**	15 Oct
7/16 DEVITT ST	Residential	**$1,440,000**	1 Oct
9/58 PARK ST	Residential	**$1,350,000**	2 Oct
19/16 DEVITT ST	Residential	**$1,320,000**	19 Oct
2/26 WETHERILL ST	Residential	**$1,025,000**	13 Oct
3/20 LISLE ST	Residential	**$1,020,000**	9 Oct
11/26 WETHERILL ST	Residential	**$1,014,000**	2 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.