SOLD NSW · PROPERTY MARKET REPORT

Narraweena NSW 2099

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 0	$1,925,000 -19%	$2,113,000 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,100,000	$1,200,000	$27.47M

POSTCODE 2099 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$877	132

Figures cover the entire 2099 postcode area, not Narraweena alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,925,000 -19%	$2,113,000 -5%	13 0%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Narraweena NSW 2099 in August–October 2026.
- The median sale price fell 19% to $1,925,000, down from $2,365,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $1,200,000 to $4,100,000, a spread of $2,900,000.
- The standout sale was 4 CAMBRIDGE AVE at $4,100,000 on 4 Sep — 113% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 CAMBRIDGE AVE	Residential	**$4,100,000**	4 Sep
3 DE CHAIR RD	Residential	**$2,600,000**	25 Aug
33 WARATAH PDE	Residential	**$2,600,000**	23 Sep
46 MAY RD	Residential	**$2,536,500**	7 Sep
134 MCINTOSH RD	Residential	**$2,145,000**	2 Sep
NIMBEY AVE	Residential	**$1,935,000**	4 Sep
56 B CONSUL RD N	Residential	**$1,925,000**	11 Aug
130 PARR PDE	Residential	**$1,800,000**	29 Sep
95 WARRINGAH RD	Residential	**$1,780,000**	29 Oct
89 MCINTOSH RD	Residential	**$1,725,000**	10 Aug
97 WARRINGAH RD	Residential	**$1,680,000**	12 Aug
4/99 ALFRED ST	Residential	**$1,442,500**	20 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.