

Neutral bay NSW 2089

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 -8	MEDIAN PRICE \$1,370,000 +3%	AVERAGE PRICE \$1,767,333 +18%
HIGHEST SALE \$4,900,000	LOWEST SALE \$260,000	TOTAL VALUE \$27.28M

POSTCODE 2089 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$907	OBSERVATIONS 76
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Figures cover the entire 2089 postcode area, not Neutral bay alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,370,000 +3%	AVERAGE PRICE \$1,767,333 +18%	TOTAL SALES 16 -33%
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PROPERTY TYPE BREAKDOWN

Residential		15 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Neutral bay NSW 2089 in August 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 3% to \$1,370,000, up from \$1,326,500 in July.
- Residential accounted for 94% of sales (15 of 16), compared to 6% for commercials (1).
- Prices ranged widely — from \$260,000 to \$4,900,000, a spread of \$4,640,000.
- The standout sale was 31 HAYES ST at \$4,900,000 on 26 Aug — 258% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
31 HAYES ST	Residential	\$4,900,000	26 Aug
1/9 HARRIETTE ST	Residential	\$4,050,000	26 Aug
12 WATERS RD	Residential	\$2,920,000	6 Aug
62 BEN BOYD RD	Residential	\$2,640,000	19 Aug
1/3 NOOK AVE	Residential	\$2,550,000	14 Aug
41 A YEO ST	Residential	\$2,530,000	19 Aug
6/2 HOLDSWORTH ST	Residential	\$1,400,000	3 Aug
2/108 KURRABA RD	Residential	\$1,370,000	28 Aug
8/44 BENT ST	Residential	\$1,175,000	28 Aug
4/199 MILITARY RD	Commercial	\$770,000	13 Aug
7/387 ALFRED ST N	Residential	\$750,000	13 Aug