SOLD NSW · PROPERTY MARKET REPORT

Neutral bay NSW 2089

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 +5	$1,175,000 -46%	$2,059,800 -18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,900,000	$270,000	$41.20M

POSTCODE 2089 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$944	93

Figures cover the entire 2089 postcode area, not Neutral bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,175,000 -46%	$2,059,800 -18%	20 +33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Neutral bay NSW 2089 in October 2026.
- The median sale price fell 46% to $1,175,000, down from $2,180,000 in September 2026.
- All 20 recorded sales were residentials.
- Prices ranged widely — from $270,000 to $7,900,000, a spread of $7,630,000.
- The standout sale was 84 SHELLCOVE RD at $7,900,000 on 2 Oct — 572% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
84 SHELLCOVE RD	Residential	**$7,900,000**	2 Oct
55 BEN BOYD RD	Residential	**$5,000,000**	19 Oct
501/20 PREMIER ST	Residential	**$4,500,000**	19 Oct
2/33 HOLDSWORTH ST	Residential	**$4,450,000**	12 Oct
60 A BENT ST	Residential	**$2,750,000**	16 Oct
138/21 GROSVENOR ST	Residential	**$2,450,000**	12 Oct
5/393 ALFRED ST N	Residential	**$1,895,000**	19 Oct
305/433 ALFRED ST N	Residential	**$1,750,000**	19 Oct
2/15 PREMIER ST	Residential	**$1,380,000**	6 Oct
201/1 WATSON ST	Residential	**$1,300,000**	15 Oct
10/3 COLINDIA AVE	Residential	**$1,050,000**	1 Oct
112/260 MILITARY RD	Residential	**$870,000**	6 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.