SOLD NSW · PROPERTY MARKET REPORT

# North balgowlah NSW 2093

June–August 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 12 -2 | $2,710,000 -23% | $2,975,000 -15% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $4,410,000 | $1,290,000 | $35.70M |

## POSTCODE 2093 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $895 | $1,244 | 58 |

Figures cover the entire 2093 postcode area, not North balgowlah alone. Rental period: September 2026.

## COMPARED TO MARCH–MAY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $2,710,000 -23% | $2,975,000 -15% | 12 -14% |

## PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

## KEY MARKET INSIGHTS

- 12 properties settled in North balgowlah NSW 2093 in June–August 2026.
- The median sale price fell 23% to $2,710,000, down from $3,527,500 in March–May 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $1,290,000 to $4,410,000, a spread of $3,120,000.
- The standout sale was 9 TOTTENHAM ST at $4,410,000 on 4 Aug — 63% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 9 TOTTENHAM ST | Residential | **$4,410,000** | 4 Aug |
| 7 DORRIGO AVE | Residential | **$4,100,000** | 1 Jul |
| 17 ILLALONG AVE | Residential | **$3,950,000** | 12 Jun |
| 28 WORROBIL ST | Residential | **$3,750,000** | 11 Jun |
| 9 A SERPENTINE CRES | Residential | **$2,950,000** | 24 Jun |
| 18 ILLALONG AVE | Residential | **$2,720,000** | 22 Jul |
| 1 NIMBIN ST | Residential | **$2,700,000** | 31 Aug |
| 23 A ILLALONG AVE | Residential | **$2,600,000** | 30 Jun |
| 46 WOODBINE ST | Residential | **$2,550,000** | 4 Aug |
| 8 EILEEN ST | Residential | **$2,530,000** | 24 Aug |
| 94 B CLONTARF ST | Residential | **$2,150,000** | 25 Jun |
| 1/1 ST PAULS RD | Residential | **$1,290,000** | 17 Aug |

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