SOLD NSW · PROPERTY MARKET REPORT

# North bondi NSW 2026

October 2026 · Monthly Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 0 | $3,500,000 -24% | $4,449,909 -18% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $12,800,000 | $885,000 | $48.95M |

## POSTCODE 2026 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $1,153 | $1,356 | 296 |

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

## COMPARED TO SEPTEMBER 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $3,500,000 -24% | $4,449,909 -18% | 11 0% |

## PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

## KEY MARKET INSIGHTS

- 11 properties settled in North bondi NSW 2026 in October 2026.
- The median sale price fell 24% to $3,500,000, down from $4,625,000 in September 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $885,000 to $12,800,000, a spread of $11,915,000.
- The standout sale was 72 BRIGHTON BVD at $12,800,000 on 29 Oct — 266% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 72 BRIGHTON BVD | Residential | **$12,800,000** | 29 Oct |
| 61 CLYDE ST | Residential | **$9,388,500** | 16 Oct |
| 69 GLENAYR AVE | Residential | **$5,800,000** | 15 Oct |
| 8 B REINA ST | Residential | **$4,850,000** | 1 Oct |
| 107 A MURRIVERIE RD | Residential | **$4,350,000** | 19 Oct |
| 3 B GILGANDRA RD | Residential | **$3,500,000** | 2 Oct |
| 2/56 HASTINGS PDE | Residential | **$3,275,000** | 14 Oct |
| 9/101 RAMSGATE AVE | Residential | **$1,600,000** | 16 Oct |
| 6/23 VICARS AVE | Residential | **$1,350,500** | 21 Oct |
| 3/101 RAMSGATE AVE | Residential | **$1,150,000** | 8 Oct |
| 2/6 SHAW ST | Residential | **$885,000** | 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.