SOLD NSW · PROPERTY MARKET REPORT

North narrabeen NSW 2101

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -8	$2,015,000 -11%	$2,111,251 -19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,880,000	$1,100,000	$32.95M

POSTCODE 2101 RENTAL MARKET · SEPTEMBER 2026

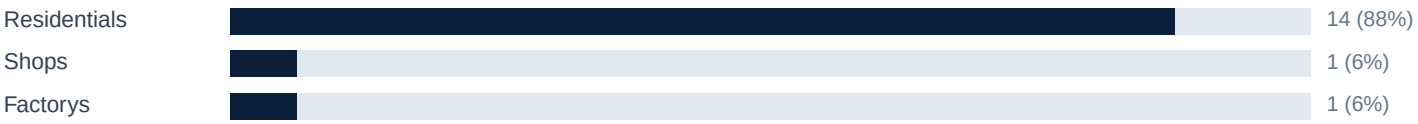
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$875	$991	37

Figures cover the entire 2101 postcode area, not North narrabeen alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,015,000 -11%	$2,111,251 -19%	16 -33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in North narrabeen NSW 2101 in August–October 2026 — 14 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 11% to $2,015,000, down from $2,259,000 in May–July 2026.
- Residentials accounted for 88% of sales (14 of 16), compared to 6% for shops (1).
- Prices ranged widely — from $1,100,000 to $2,880,000, a spread of $1,780,000.
- The standout sale was 19 WOORARRA AVE at $2,880,000 on 13 Aug — 43% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 WOORARRA AVE	Residential	**$2,880,000**	13 Aug
55 IRRAWONG RD	Residential	**$2,700,000**	3 Sep
70 WOORARRA AVE	Residential	**$2,585,000**	31 Aug
12 ALLEYNE AVE	Residential	**$2,550,000**	27 Oct
6 BERRY AVE	Residential	**$2,300,000**	29 Sep
21 GRENFELL AVE	Residential	**$2,210,010**	24 Aug
80 GONDOLA RD	Residential	**$2,070,000**	7 Aug
11 TATIARA CRES	Residential	**$1,960,000**	11 Aug
40 POWDERWORKS RD	Residential	**$1,875,000**	4 Aug
23 WARRABA RD	Factory	**$1,870,000**	30 Sep

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.