SOLD NSW · PROPERTY MARKET REPORT

North willoughby NSW 2068

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -2	$2,881,250 -25%	$2,986,250 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,980,000	$100	$41.81M

POSTCODE 2068 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,050	$1,128	33

Figures cover the entire 2068 postcode area, not North willoughby alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,881,250 -25%	$2,986,250 -5%	15 -12%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in North willoughby NSW 2068 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 25% to $2,881,250, down from $3,820,000 in May–July 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for commercials (1).
- Prices ranged widely — from $100 to $6,980,000, a spread of $6,979,900.
- The standout sale was 7 ALEXANDER AVE at $6,980,000 on 23 Sep — 142% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 ALEXANDER AVE	Residential	**$6,980,000**	23 Sep
8 ROSEWALL ST	Residential	**$4,900,000**	13 Aug
36 ALEXANDER AVE	Residential	**$4,850,000**	16 Oct
26 CAMBRIDGE ST	Residential	**$3,830,000**	18 Aug
38 TYNESIDE AVE	Residential	**$3,500,000**	10 Aug
51 TYNESIDE AVE	Residential	**$3,500,000**	4 Sep
27 FORSYTH ST	Residential	**$3,100,000**	1 Oct
38 BEDFORD ST	Residential	**$2,662,500**	30 Sep
83 LAUREL ST	Residential	**$2,550,000**	22 Sep
4/11 CLANWILLIAM ST	Residential	**$1,620,000**	22 Oct
3/11 CLANWILLIAM ST	Residential	**$1,580,000**	22 Oct

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.