

Northbridge NSW 2063

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 15 +9	MEDIAN PRICE \$4,450,000 -25%	AVERAGE PRICE \$4,523,164 -26%
HIGHEST SALE \$8,000,000	LOWEST SALE \$875,000	TOTAL VALUE \$65.82M

POSTCODE 2063 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,500	AVERAGE WEEKLY RENT \$1,668	OBSERVATIONS 13
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Figures cover the entire 2063 postcode area, not Northbridge alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$4,450,000 -25%	AVERAGE PRICE \$4,523,164 -26%	TOTAL SALES 15 +150%
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PROPERTY TYPE BREAKDOWN

Residentials		14 (93%)
Commercials		1 (7%)

KEY MARKET INSIGHTS

- 15 properties settled in Northbridge NSW 2063 in July 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 25% to \$4,450,000, down from \$5,929,000 in June.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for commercials (1).
- Prices ranged widely — from \$875,000 to \$8,000,000, a spread of \$7,125,000.
- The standout sale was 43 EUROKA ST at \$8,000,000 on 6 Jul — 80% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
43 EUROKA ST	Residential	\$8,000,000	6 Jul
6 DALMENY RD	Residential	\$6,900,000	2 Jul
12 TENILBA RD	Residential	\$6,180,000	17 Jul
4 WOLLOMBI RD	Residential	\$6,000,000	24 Jul
47 NEEWORRA RD	Residential	\$5,555,000	3 Jul
4 LAGUNA RD	Residential	\$5,467,300	29 Jul
3 MALACOOTA RD	Residential	\$4,500,000	13 Jul
10 WOLLOMBI RD	Residential	\$4,400,000	23 Jul
6 MARANA RD	Residential	\$4,300,000	3 Jul
235 SAILORS BAY RD	Residential	\$3,897,000	17 Jul
20 A HARDEN AVE	Residential	\$3,100,000	1 Jul