SOLD NSW · PROPERTY MARKET REPORT

Northbridge NSW 2063

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -17	$3,500,000 -27%	$3,477,545 -31%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,608,000	$1,100,000	$38.25M

POSTCODE 2063 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,500	$1,693	11

Figures cover the entire 2063 postcode area, not Northbridge alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,500,000 -27%	$3,477,545 -31%	11 -61%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Northbridge NSW 2063 in August–October 2026.
- The median sale price fell 27% to $3,500,000, down from $4,780,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $1,100,000 to $7,608,000, a spread of $6,508,000.
- The standout sale was 47 TUNKS ST at $7,608,000 on 24 Sep — 117% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
47 TUNKS ST	Residential	**$7,608,000**	24 Sep
5 A BOURMAC AVE	Residential	**$5,565,000**	20 Aug
86 CLIFF AVE	Residential	**$4,875,000**	28 Oct
30 WOONONA RD	Residential	**$4,550,000**	21 Oct
357 A SAILORS BAY RD	Residential	**$3,590,000**	2 Oct
92 KAMERUKA RD	Residential	**$3,500,000**	14 Oct
10/135 SAILORS BAY RD	Residential	**$2,255,000**	17 Aug
103/160 SAILORS BAY RD	Residential	**$2,200,000**	12 Oct
33/52 EASTERN VALLEY WAY	Residential	**$1,760,000**	2 Oct
14/271 SAILORS BAY RD	Residential	**$1,250,000**	25 Aug
1/270 SAILORS BAY RD	Residential	**$1,100,000**	17 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.