SOLD NSW · PROPERTY MARKET REPORT

Pymble NSW 2073

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +10	$1,800,000 -45%	$2,283,600 -32%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$8,380,000	$240,000	$34.25M

POSTCODE 2073 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,075	$1,202	40

Figures cover the entire 2073 postcode area, not Pymble alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,800,000 -45%	$2,283,600 -32%	15 +200%

PROPERTY TYPE BREAKDOWN

Residentials — 15 (100%)

KEY MARKET INSIGHTS

- 15 properties settled in Pymble NSW 2073 in October 2026.
- The median sale price fell 45% to $1,800,000, down from $3,300,000 in September 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $240,000 to $8,380,000, a spread of $8,140,000.
- The standout sale was 8 FERN ST at $8,380,000 on 13 Oct — 366% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 FERN ST	Residential	**$8,380,000**	13 Oct
15 MERRIVALE RD	Residential	**$4,200,000**	12 Oct
40 GREENDALE AVE	Residential	**$3,210,000**	27 Oct
8 ST ANDREWS DR	Residential	**$3,160,000**	23 Oct
7/76 TELEGRAPH RD	Residential	**$3,050,000**	8 Oct
6 LARNOCK AVE	Residential	**$2,570,000**	16 Oct
83 KULGOA RD	Residential	**$2,250,000**	2 Oct
1/2 BLOOMSBURY AVE	Residential	**$1,800,000**	9 Oct
205/1 AVON RD	Residential	**$1,030,000**	15 Oct
307/2 LIVINGSTONE AVE	Residential	**$990,000**	22 Oct
512/2 LIVINGSTONE AVE	Residential	**$856,000**	22 Oct
2/1017 PACIFIC HWY	Residential	**$845,000**	21 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.