

# Randwick NSW 2031

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                            |                                                       |                                                        |
|--------------------------------------------|-------------------------------------------------------|--------------------------------------------------------|
| TOTAL SALES<br><b>11</b><br><div>-32</div> | MEDIAN PRICE<br><b>\$1,900,000</b><br><div>+46%</div> | AVERAGE PRICE<br><b>\$2,246,818</b><br><div>+34%</div> |
| HIGHEST SALE<br><b>\$4,775,000</b>         | LOWEST SALE<br><b>\$700,000</b>                       | TOTAL VALUE<br><b>\$24.71M</b>                         |

POSTCODE 2031 RENTAL MARKET · AUGUST 2026

|                                    |                                     |                            |
|------------------------------------|-------------------------------------|----------------------------|
| MEDIAN WEEKLY RENT<br><b>\$900</b> | AVERAGE WEEKLY RENT<br><b>\$954</b> | OBSERVATIONS<br><b>244</b> |
|------------------------------------|-------------------------------------|----------------------------|

Figures cover the entire 2031 postcode area, not Randwick alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

|                                                       |                                                        |                                             |
|-------------------------------------------------------|--------------------------------------------------------|---------------------------------------------|
| MEDIAN PRICE<br><b>\$1,900,000</b><br><div>+46%</div> | AVERAGE PRICE<br><b>\$2,246,818</b><br><div>+34%</div> | TOTAL SALES<br><b>11</b><br><div>-74%</div> |
|-------------------------------------------------------|--------------------------------------------------------|---------------------------------------------|

PROPERTY TYPE BREAKDOWN

|             |           |
|-------------|-----------|
| Residential | 11 (100%) |
|-------------|-----------|

KEY MARKET INSIGHTS

- 11 properties settled in Randwick NSW 2031 in September 2026.
- The median sale price rose 46% to \$1,900,000, up from \$1,300,000 in August.
- All 11 recorded sales were residential.
- Prices ranged widely — from \$700,000 to \$4,775,000, a spread of \$4,075,000.
- The standout sale was 6 HELENA ST at \$4,775,000 on 7 Sep — 151% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS           | TYPE        | SOLD PRICE  | DATE   |
|-------------------|-------------|-------------|--------|
| 6 HELENA ST       | Residential | \$4,775,000 | 7 Sep  |
| 35 COOGEE ST      | Residential | \$3,950,000 | 11 Sep |
| 16 FARNHAM AVE    | Residential | \$3,250,000 | 10 Sep |
| 105 WENTWORTH ST  | Residential | \$3,200,000 | 1 Sep  |
| 21/89 DANGAR ST   | Residential | \$2,275,000 | 15 Sep |
| 10 A KYNASTON AVE | Residential | \$1,900,000 | 16 Sep |
| 31/54 AVOCA ST    | Residential | \$1,670,000 | 4 Sep  |
| 502/88 KING ST    | Residential | \$1,170,000 | 15 Sep |
| 8/2 OSWALD ST     | Residential | \$960,000   | 14 Sep |
| 21/71 AVOCA ST    | Residential | \$865,000   | 11 Sep |
| 6 C/16 BLIGH PL   | Residential | \$700,000   | 11 Sep |