SOLD NSW · PROPERTY MARKET REPORT

Randwick NSW 2031

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
27 +6	$1,600,000 +13%	$2,166,342 +19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,250,000	$484,950	$56.81M

POSTCODE 2031 RENTAL MARKET · SEPTEMBER 2026

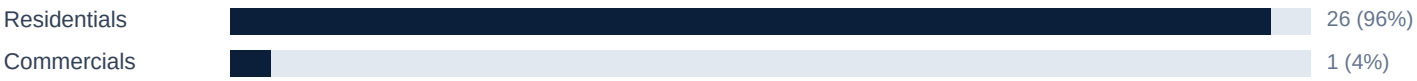
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$925	$1,017	263

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,600,000 +13%	$2,166,342 +19%	27 +29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 27 properties settled in Randwick NSW 2031 in October 2026 — 26 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 13% to $1,600,000, up from $1,420,000 in September 2026.
- Residentials accounted for 96% of sales (26 of 27), compared to 4% for commercials (1).
- Prices ranged widely — from $484,950 to $5,250,000, a spread of $4,765,050.
- The standout sale was 192 CLOVELLY RD at $5,250,000 on 15 Oct — 228% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
192 CLOVELLY RD	Residential	**$5,250,000**	15 Oct
192 A CLOVELLY RD	Residential	**$5,150,000**	15 Oct
16 A MONMOUTH ST	Residential	**$4,050,000**	2 Oct
5 CHAPEL ST	Residential	**$3,850,000**	6 Oct
9 MONMOUTH ST	Residential	**$3,505,000**	2 Oct
14 CHILTERN ST	Residential	**$3,388,888**	26 Oct
34 FRENCHMANS RD	Residential	**$2,950,000**	13 Oct
13/6 A DUTRUC ST	Residential	**$2,711,000**	12 Oct
104 FERN ST	Residential	**$2,600,000**	16 Oct
40 A CARRINGTON RD	Residential	**$2,540,000**	7 Oct
3/140 CARRINGTON RD	Residential	**$1,800,000**	2 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.