SOLD NSW · PROPERTY MARKET REPORT

Rose bay NSW 2029

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +7	$1,700,000 -40%	$2,836,184 -19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$10,900,000	$685,000	$53.89M

POSTCODE 2029 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$970	$1,297	54

Figures cover the entire 2029 postcode area, not Rose bay alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,700,000 -40%	$2,836,184 -19%	19 +58%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Rose bay NSW 2029 in October 2026.
- The median sale price fell 40% to $1,700,000, down from $2,855,000 in September 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $685,000 to $10,900,000, a spread of $10,215,000.
- The standout sale was 3 CHAMBERLAIN AVE at $10,900,000 on 27 Oct — 541% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 CHAMBERLAIN AVE	Residential	**$10,900,000**	27 Oct
684 OLD SOUTH HEAD RD	Residential	**$6,900,000**	2 Oct
5 ALBEMARLE AVE	Residential	**$6,550,000**	21 Oct
2 A/575 OLD SOUTH HEAD RD	Residential	**$3,600,000**	29 Oct
41 THE AVENUE	Residential	**$3,430,000**	23 Oct
4/2 A DUMARESQ RD	Residential	**$3,400,000**	12 Oct
628 OLD SOUTH HEAD RD	Residential	**$2,850,000**	23 Oct
1/15 WILLIAM ST	Residential	**$2,550,000**	29 Oct
3/547 OLD SOUTH HEAD RD	Residential	**$2,325,000**	23 Oct
6/34 HAMILTON ST	Residential	**$1,700,000**	6 Oct
10/29 THE AVENUE	Residential	**$1,362,500**	1 Oct
1/48 CHALEYER ST	Residential	**$1,340,000**	28 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.