

Rushcutters bay NSW 2011

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$1,183,500 +35%	AVERAGE PRICE \$1,689,700 +56%
HIGHEST SALE \$6,800,000	LOWEST SALE \$455,000	TOTAL VALUE \$16.90M

POSTCODE 2011 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$791	OBSERVATIONS 222
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Figures cover the entire 2011 postcode area, not Rushcutters bay alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,183,500 +35%	AVERAGE PRICE \$1,689,700 +56%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (80%)
Carspaces		2 (20%)

KEY MARKET INSIGHTS

- 10 properties settled in Rushcutters bay NSW 2011 in May 2026.
- The median sale price rose 35% to \$1,183,500, up from \$877,500 in April.
- Residentials accounted for 80% of sales (8 of 10), compared to 20% for carspaces (2).
- Prices ranged widely — from \$455,000 to \$6,800,000, a spread of \$6,345,000.
- The standout sale was 42 ROSLYN GDNS at \$6,800,000 on 1 May — 475% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
42 ROSLYN GDNS	Residential	\$6,800,000	1 May
16/29 WARATAH ST	Carspace	\$1,800,000	1 May
3/24 WARATAH ST	Carspace	\$1,800,000	1 May
6/6 EVANS RD	Residential	\$1,200,000	18 May
9 C/153 BAYSWATER RD	Residential	\$1,200,000	7 May
16/67 BAYSWATER RD	Residential	\$1,167,000	13 May
18/70 BAYSWATER RD	Residential	\$900,000	25 May
64/50 ROSLYN GDNS	Residential	\$860,000	8 May
3/44 BAYSWATER RD	Residential	\$715,000	14 May
40/50 ROSLYN GDNS	Residential	\$455,000	13 May