SOLD NSW · PROPERTY MARKET REPORT

Rushcutters bay NSW 2011

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -10	$530,000 -49%	$930,300 -33%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,050,000	$362,500	$13.95M

POSTCODE 2011 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$829	238

Figures cover the entire 2011 postcode area, not Rushcutters bay alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$530,000 -49%	$930,300 -33%	15 -40%

PROPERTY TYPE BREAKDOWN

Residentials — 15 (100%)

KEY MARKET INSIGHTS

- 15 properties settled in Rushcutters bay NSW 2011 in August–October 2026.
- The median sale price fell 49% to $530,000, down from $1,033,500 in May–July 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $362,500 to $3,050,000, a spread of $2,687,500.
- The standout sale was 4/17 WARATAH ST at $3,050,000 on 20 Aug — 475% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4/17 WARATAH ST	Residential	**$3,050,000**	20 Aug
307/1 A CLEMENT PL	Residential	**$2,410,000**	24 Sep
101/72 BAYSWATER RD	Residential	**$2,025,000**	12 Oct
26/52 KINGS CROSS RD	Residential	**$940,000**	28 Sep
3/2 WARATAH ST	Residential	**$730,000**	23 Oct
19/16 ROSLYN GDNS	Residential	**$710,000**	27 Aug
2/50 ROSLYN GDNS	Residential	**$550,000**	25 Sep
26/61 BAYSWATER RD	Residential	**$530,000**	4 Aug
27/61 BAYSWATER RD	Residential	**$530,000**	4 Aug
3/68 BAYSWATER RD	Residential	**$462,000**	5 Aug
59/50 ROSLYN GDNS	Residential	**$455,000**	15 Oct
10/40 A BAYSWATER RD	Residential	**$405,000**	3 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.