SOLD NSW · PROPERTY MARKET REPORT

Tamarama NSW 2026

May–July 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +2	$2,700,000 -14%	$3,697,769 -34%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$9,000,000	$5,000	$48.07M

POSTCODE 2026 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,153	$1,356	296

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

COMPARED TO FEBRUARY–APRIL 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,700,000 -14%	$3,697,769 -34%	13 +18%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Tamarama NSW 2026 in May–July 2026.
- The median sale price fell 14% to $2,700,000, down from $3,150,000 in February–April 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $5,000 to $9,000,000, a spread of $8,995,000.
- The standout sale was 21 FLETCHER ST at $9,000,000 on 19 May — 233% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
21 FLETCHER ST	Residential	**$9,000,000**	19 May
9/63 FLETCHER ST	Residential	**$8,800,000**	4 Jun
13 FLETCHER ST	Residential	**$7,800,000**	10 Jun
37 FLETCHER ST	Residential	**$5,400,000**	14 May
24 TAMARAMA ST	Residential	**$3,350,000**	18 May
22 TAMARAMA ST	Residential	**$3,200,000**	1 May
4/17 CARLISLE ST	Residential	**$2,700,000**	31 Jul
5/21 ILLAWONG AVE	Residential	**$2,210,000**	5 May
5/17 GAERLOCH AVE	Residential	**$1,780,000**	29 Jul
2/1 SILVA ST	Residential	**$1,381,000**	7 May
14/1 SILVA ST	Residential	**$1,375,000**	19 May
4/25 CARLISLE ST	Residential	**$1,070,000**	21 May

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