

Wahroonga NSW 2076

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +1	MEDIAN PRICE \$2,057,500 -20%	AVERAGE PRICE \$2,485,125 -7%
HIGHEST SALE \$8,275,000	LOWEST SALE \$685,000	TOTAL VALUE \$39.76M

POSTCODE 2076 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,048	AVERAGE WEEKLY RENT \$1,067	OBSERVATIONS 28
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Figures cover the entire 2076 postcode area, not Wahroonga alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,057,500 -20%	AVERAGE PRICE \$2,485,125 -7%	TOTAL SALES 16 +7%
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PROPERTY TYPE BREAKDOWN

Residential	16 (100%)
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KEY MARKET INSIGHTS

- 16 properties settled in Wahroonga NSW 2076 in August 2026.
- The median sale price fell 20% to \$2,057,500, down from \$2,560,000 in July.
- All 16 recorded sales were residential.
- Prices ranged widely — from \$685,000 to \$8,275,000, a spread of \$7,590,000.
- The standout sale was 65 BILLYARD AVE at \$8,275,000 on 5 Aug — 302% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
65 BILLYARD AVE	Residential	\$8,275,000	5 Aug
4 BRAESIDE ST	Residential	\$3,500,000	31 Aug
56 ADA AVE	Residential	\$3,170,000	4 Aug
116 A COONANBARRA RD	Residential	\$2,975,000	31 Aug
16 TANDERRA ST	Residential	\$2,770,000	21 Aug
27 JUBILEE ST	Residential	\$2,680,000	28 Aug
7 NANOWIE AVE	Residential	\$2,600,000	14 Aug
31 EXETER RD	Residential	\$2,225,000	14 Aug
24 JUBILEE ST	Residential	\$1,890,000	5 Aug
9 LOCKSLEY CL	Residential	\$1,880,000	5 Aug
34 HEWITT AVE	Residential	\$1,852,000	19 Aug
23 HAVILAH AVE	Residential	\$1,750,000	14 Aug