SOLD NSW · PROPERTY MARKET REPORT

Warrawee NSW 2074

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -1	$1,315,000 -33%	$1,850,923 -31%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,030,000	$620,000	$24.06M

POSTCODE 2074 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$795	$898	18

Figures cover the entire 2074 postcode area, not Warrawee alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,315,000 -33%	$1,850,923 -31%	13 -7%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Warrawee NSW 2074 in August–October 2026.
- The median sale price fell 33% to $1,315,000, down from $1,975,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $620,000 to $6,030,000, a spread of $5,410,000.
- The standout sale was 49 A CHILTON PDE at $6,030,000 on 1 Oct — 359% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
49 A CHILTON PDE	Residential	**$6,030,000**	1 Oct
19 BERILDA AVE	Residential	**$2,850,000**	21 Oct
1 CRESCENT CL	Residential	**$2,805,000**	27 Aug
2 RAYMOND AVE	Residential	**$2,400,000**	3 Aug
7/5 CHERRY ST	Residential	**$2,252,000**	2 Oct
32/2 MARSHALL AVE	Residential	**$1,675,000**	6 Aug
47/1389 PACIFIC HWY	Residential	**$1,315,000**	2 Oct
5/1389 PACIFIC HWY	Residential	**$965,000**	14 Aug
7/2 C WINTON ST	Residential	**$935,000**	5 Aug
11/1389 PACIFIC HWY	Residential	**$865,000**	24 Aug
29/1 CHERRY ST	Residential	**$705,000**	17 Aug
23/1389 PACIFIC HWY	Residential	**$645,000**	1 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.