

Warriewood NSW 2102

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +9	MEDIAN PRICE \$1,900,000 -29%	AVERAGE PRICE \$1,764,700 -39%
HIGHEST SALE \$2,800,000	LOWEST SALE \$250,000	TOTAL VALUE \$27.31M

POSTCODE 2102 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,125	AVERAGE WEEKLY RENT \$1,157	OBSERVATIONS 15
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Figures cover the entire 2102 postcode area, not Warriewood alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,900,000 -29%	AVERAGE PRICE \$1,764,700 -39%	TOTAL SALES 16 +129%
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PROPERTY TYPE BREAKDOWN

Residential		15 (94%)
Shops		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Warriewood NSW 2102 in August 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 29% to \$1,900,000, down from \$2,665,000 in July.
- Residential accounted for 94% of sales (15 of 16), compared to 6% for shops (1).
- Prices ranged widely — from \$250,000 to \$2,800,000, a spread of \$2,550,000.
- The standout sale was 2 ALESSANDRA LANE at \$2,800,000 on 31 Aug — 47% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 ALESSANDRA LANE	Residential	\$2,800,000	31 Aug
10 BAZ RTT	Residential	\$2,550,000	31 Aug
19 ORCHARD ST	Residential	\$2,425,000	7 Aug
11 RAVEN CCT	Residential	\$2,403,000	7 Aug
4 MILANA LANE	Residential	\$2,350,000	6 Aug
6 ORCHARD ST	Residential	\$2,150,000	14 Aug
48 VALLEY VIEW CCT	Residential	\$1,940,000	25 Aug
117 MACPHERSON ST	Residential	\$1,900,000	20 Aug
21/2 FOREST RD	Residential	\$1,675,000	24 Aug
17/2 FOREST RD	Residential	\$1,562,500	5 Aug
16/15 JUBILEE AVE	Residential	\$1,300,000	21 Aug