SOLD NSW · PROPERTY MARKET REPORT

Warriewood NSW 2102

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -5	$2,162,750 +32%	$2,273,050 +38%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,400,000	$254,500	$22.98M

POSTCODE 2102 RENTAL MARKET · SEPTEMBER 2026

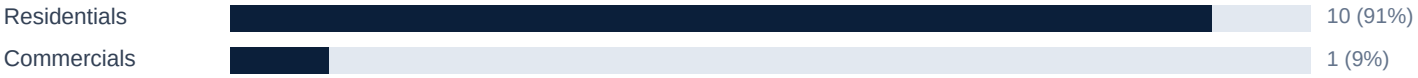
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,089	$1,223	17

Figures cover the entire 2102 postcode area, not Warriewood alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,162,750 +32%	$2,273,050 +38%	11 -31%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Warriewood NSW 2102 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 32% to $2,162,750, up from $1,637,500 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from $254,500 to $4,400,000, a spread of $4,145,500.
- The standout sale was 110 NARRABEEN PARK PDE at $4,400,000 on 9 Oct — 103% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
110 NARRABEEN PARK PDE	Residential	**$4,400,000**	9 Oct
72 SYDNEY RD	Residential	**$3,320,000**	13 Oct
9 AWABA PL	Residential	**$2,600,000**	1 Oct
26 ALAMEDA WAY	Residential	**$2,320,000**	23 Oct
7 BLUE WREN WAY	Residential	**$2,163,000**	27 Oct
1 BLUE WREN WAY	Residential	**$2,162,500**	6 Oct
44 VALLEY VIEW CCT	Residential	**$1,915,000**	28 Oct
365/79 MACPHERSON ST	Residential	**$1,380,000**	7 Oct
3/3 VUKO PL	Residential	**$1,320,000**	29 Oct
150/2 FIRETAIL DR	Residential	**$1,150,000**	2 Oct
1202/4 DAYDREAM ST	Commercial	**$254,500**	20 Oct

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