SOLD NSW · PROPERTY MARKET REPORT

Waverley NSW 2024

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -8	$4,100,000 +103%	$3,453,409 +8%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,240,000	$880,000	$37.99M

POSTCODE 2024 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,000	$1,272	57

Figures cover the entire 2024 postcode area, not Waverley alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$4,100,000 +103%	$3,453,409 +8%	11 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Waverley NSW 2024 in August–October 2026.
- The median sale price rose 103% to $4,100,000, up from $2,015,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $880,000 to $7,240,000, a spread of $6,360,000.
- The standout sale was 21 KENT ST at $7,240,000 on 25 Aug — 77% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
21 KENT ST	Residential	**$7,240,000**	25 Aug
31 LANGLEE AVE	Residential	**$5,300,000**	21 Sep
117 HENRIETTA ST	Residential	**$4,930,000**	10 Sep
40 B HENRIETTA ST	Residential	**$4,890,000**	16 Sep
2 CAMPBELL ST	Residential	**$4,500,000**	4 Sep
2 WILLS AVE	Residential	**$4,100,000**	8 Oct
5 LANGLEE AVE	Residential	**$2,217,500**	23 Oct
3/29 MACPHERSON ST	Residential	**$1,630,000**	9 Oct
3/5 WILLS AVE	Residential	**$1,360,000**	21 Oct
5/10 WALLACE ST	Residential	**$940,000**	12 Aug
3/37 LANGLEE AVE	Residential	**$880,000**	28 Oct

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.