SOLD NSW · PROPERTY MARKET REPORT

Willoughby NSW 2068

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +6	$3,037,500 +117%	$2,538,550 +37%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,450,000	$295,000	$40.34M

POSTCODE 2068 RENTAL MARKET · SEPTEMBER 2026

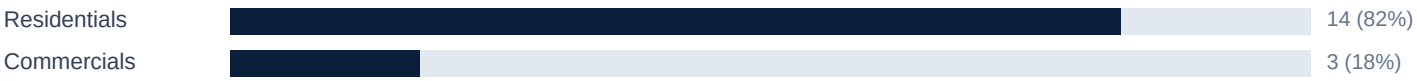
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,050	$1,128	33

Figures cover the entire 2068 postcode area, not Willoughby alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,037,500 +117%	$2,538,550 +37%	17 +55%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Willoughby NSW 2068 in October 2026 — 14 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 117% to $3,037,500, up from $1,400,000 in September 2026.
- Residentials accounted for 82% of sales (14 of 17), compared to 18% for commercials (3).
- Prices ranged widely — from $295,000 to $4,450,000, a spread of $4,155,000.
- The standout sale was 11 SYDNEY ST at $4,450,000 on 15 Oct — 47% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 SYDNEY ST	Residential	**$4,450,000**	15 Oct
16 PENSHURST ST	Residential	**$3,700,000**	9 Oct
16 PENSHURST ST	Residential	**$3,560,000**	28 Oct
22 EDINBURGH RD	Residential	**$3,550,000**	27 Oct
10 ZARA RD	Residential	**$3,250,000**	1 Oct
16 PENSHURST ST	Residential	**$3,229,700**	9 Oct
15 ROSANNA CL	Residential	**$3,150,000**	13 Oct
402/1 WALTER ST	Residential	**$2,925,000**	1 Oct
7 A ARMSTRONG ST	Residential	**$2,200,000**	16 Oct
105/3 WALTER ST	Residential	**$2,000,000**	29 Oct
402/7 WALTER ST	Residential	**$1,605,000**	6 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.