

Woollahra NSW 2025

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -4	MEDIAN PRICE \$5,600,000 -1%	AVERAGE PRICE \$5,693,750 -12%
HIGHEST SALE \$13,200,000	LOWEST SALE \$1,020,000	TOTAL VALUE \$68.33M

POSTCODE 2025 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,113	AVERAGE WEEKLY RENT \$1,332	OBSERVATIONS 36
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Figures cover the entire 2025 postcode area, not Woollahra alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$5,600,000 -1%	AVERAGE PRICE \$5,693,750 -12%	TOTAL SALES 12 -25%
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PROPERTY TYPE BREAKDOWN

Residentials	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Woollahra NSW 2025 in September 2026.
- The median sale price fell 1% to \$5,600,000, down from \$5,667,500 in August.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$1,020,000 to \$13,200,000, a spread of \$12,180,000.
- The standout sale was 5/2 A JAMES ST at \$13,200,000 on 2 Sep — 136% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
5/2 A JAMES ST	Residential	\$13,200,000	2 Sep
104/2 A JAMES ST	Residential	\$9,250,000	1 Sep
203/2 A JAMES ST	Residential	\$8,500,000	1 Sep
103/2 A JAMES ST	Residential	\$8,250,000	2 Sep
3/2 A JAMES ST	Residential	\$6,100,000	11 Sep
74 OXFORD ST	Residential	\$6,000,000	1 Sep
2 OCEAN ST	Residential	\$5,200,000	17 Sep
76 OXFORD ST	Residential	\$5,000,000	1 Sep
147 A QUEEN ST	Residential	\$2,550,000	3 Sep
26/118 WALLIS ST	Residential	\$1,840,000	14 Sep
4/24 CHESTER ST	Residential	\$1,415,000	14 Sep
8/169 EDGECLIFF RD	Residential	\$1,020,000	17 Sep