SOLD NSW · PROPERTY MARKET REPORT

Woollahra NSW 2025

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
37 -13	$5,100,000 +70%	$5,780,618 +29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$16,500,000	$962,500	$205.40M

POSTCODE 2025 RENTAL MARKET · SEPTEMBER 2026

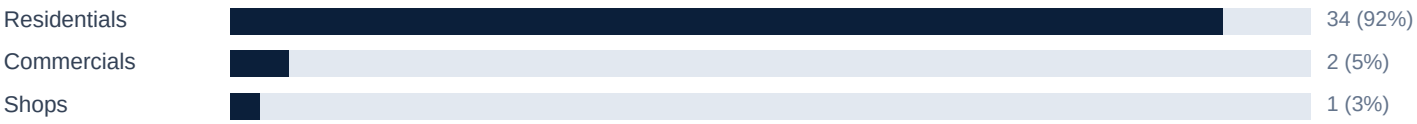
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,075	$1,339	37

Figures cover the entire 2025 postcode area, not Woollahra alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$5,100,000 +70%	$5,780,618 +29%	37 -26%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 37 properties settled in Woollahra NSW 2025 in August–October 2026 — 34 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 70% to $5,100,000, up from $3,000,000 in May–July 2026.
- Residentials accounted for 92% of sales (34 of 37), compared to 5% for commercials (2).
- Prices ranged widely — from $962,500 to $16,500,000, a spread of $15,537,500.
- The standout sale was 80 OXFORD ST at $16,500,000 on 26 Aug — 224% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 OXFORD ST	Residential	**$16,500,000**	26 Aug
5/2 A JAMES ST	Residential	**$13,200,000**	2 Sep
380 EDGECLIFF RD	Residential	**$12,650,000**	13 Aug
60 OXFORD ST	Residential	**$10,250,000**	20 Aug
25 JOHN ST	Residential	**$9,500,000**	20 Oct
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
60 OXFORD ST	Residential	**$6,950,000**	18 Aug
70 OXFORD ST	Residential	**$6,950,000**	31 Aug

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.