

WHATS BEEN HAPPENING ●

Current Residential Market with Case Studies

In this edition, we look at 'Key Trends': 'The Top 15 Sydney Suburbs' that have experienced the biggest price declines and also provide 5 Case Studies.

Cotality's September '26 Home Value Index (HVI) indicates, Sydney continues to lead the national pace of decline, with Median All Dwelling Values down 1.4% in August '26 to be 7.1% below peak levels recorded in February '26.

Most capital cities are still seeing the more expensive end of the market record weaker conditions than lower priced housing; however, the performance gap has narrowed as the downturn has become more broad based.

Nevertheless, property markets continue to transact and we are seeing good buying opportunities for astute and opportunistic buyers, as there is less competition and the potential to negotiate and buy well on favourable terms.

According to AFR (10th August '26) some key trends are as follows:

- Premium suburbs are leading the correction: Australia's most exclusive postcodes: Sydney's Point Piper, Mosman, Vacluse, Hunters Hill and Woollahra, and Melbourne's Toorak and Kew East are bearing the brunt of the current housing downturn.
- Every suburb in the Top 50 for price declines is located in Sydney or Melbourne, showing the correction is concentrated in Australia's two largest markets.
- The top of the market has been hit the hardest. Over the past three months, Sydney's most expensive quartile of properties fell 5.2%, versus just 1.4% for the cheapest quartile. In Melbourne, the top quartile fell 4.6% versus 1.2% for the bottom quartile.
- The lower end is not immune. Despite outperforming, lower-tier values still fell month-on-month in Sydney, Melbourne, Brisbane and Canberra in July. The downturn is broadening down the price spectrum, even if premium suburbs are falling faster.

According to AFR, the Top 15 Suburbs in Sydney that have experienced the biggest price declines are:

Rank	Suburb	Region	Current Value Aug' 26	Fall from Peak
1	North Curl Curl	Northern Beaches	\$3,278,203	-19.4%
2	Malabar	Eastern Suburbs	\$2,900,936	-18.7%
3	Wheeler Heights	Northern Beaches	\$2,148,211	-17.3%
4	Point Piper	Point Piper	\$3,108,824	-16.5%
5	South Coogee	Eastern Suburbs	\$3,739,424	-15.6%
6	Chifley	Eastern Suburbs	\$2,335,101	-15.4%
7	Elanora Heights	Northern Beaches	\$2,252,213	-13.2%
8	Little Bay	Eastern Suburbs	\$1,862,662	-13.1%
9	North Wahroonga	Upper North Shore	\$2,697,777	-12.9%
10	Mosman	Lower North Shore	\$2,243,118	-12.8%
11	Earlwood	Canterbury-Bankstown	\$1,900,689	-12.6%
12	Rodd Point	Canada Bay	\$2,990,004	-12.6%
13	Gordon	Upper North Shore	\$1,609,759	-12.5%
14	Bella Vista	Hills District	\$2,135,680	-12.4%
15	Glenhaven	Hills Shire	\$2,467,397	-12.4%

Some Recent Sydney Case Studies which reflect price declines are as follows:



- Eastwood
- 3 bed / 2 bath / 1 car
- Sold \$2,750,000 - Sept '23
- Just Sold \$2,367,000 - Aug '26
- 13.9% Drop
- 40 Days on Market



- Redfern
- 4 bed / 3 bath / 1 car
- Sold \$4,650,000 - Aug '21
- Resold \$4,255,000 - May '26
- 8.5% Drop
- 99 Days on Market



- Roseville
- 4 bed / 2 bath / 2 car
- Sold \$6,408,000 - Jun '21
- Resold \$5,650,000 - Jun '26
- 11.8% Drop
- 32 Days on Market



- Randwick
- 3 bed / 2 bath / 1 car
- Sold \$3,600,000 - Nov '25
- Resold \$3,250,000 - Jun '26
- 9.7% Drop
- 31 Days on Market



- Balmain
- 2 bed / 1 bath
- Sold \$1,695,000 - Jul '25
- Resold \$1,635,000 - Jun '26
- 3.5% Drop
- 26 Days on Market



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