

Raine & Horne
Lower North Shore
We'll look after you



End of Financial Year Market Report
Northbridge
By Team Howe

Financial Year Market Update

As the 2025–2026 financial year comes to a close, Northbridge has once again reinforced its reputation as one of Sydney's most tightly held and desirable Lower North Shore suburbs. Despite a more balanced market across Sydney, Northbridge continued to demonstrate its resilience, with limited housing supply, consistent buyer demand and its exceptional lifestyle appeal supporting long-term values.

Throughout the financial year, well-presented family homes remained highly sought after, particularly those offering renovated interiors, generous land holdings and the lifestyle attributes buyers have come to expect from this prestigious harbourside suburb. While buyers were more considered in their decision-making than in previous years, quality properties that were well priced and professionally presented continued to attract strong competition. Homes offering flexible floorplans, outdoor entertaining areas and proximity to quality schools remained especially popular with families looking to secure a long-term home.

As we enter the new financial year, now is an ideal time for homeowners and investors to review their property's position in the current market. Whether you're considering selling, leasing, renovating or simply seeking an updated understanding of your property's value, having the right advice can help you make informed decisions and plan confidently for the year ahead. With buyer confidence continuing to improve, many are taking the opportunity to reassess their property goals and prepare for future opportunities.

With its enduring appeal, tightly held housing stock and sought-after location, Northbridge remains exceptionally well placed for the future. If you'd like to discuss your property's value or your plans for the year ahead, Team Howe is always here to provide trusted local advice, expert market insights and personalised guidance.



Our Lower North Shore Market Performance

Raine & Horne Lower North Shore Performance

1 July 2025 - 30 June 2026



373

Properties Sold



23

Median Days On Market



\$3,600,000

Median House Sale Price



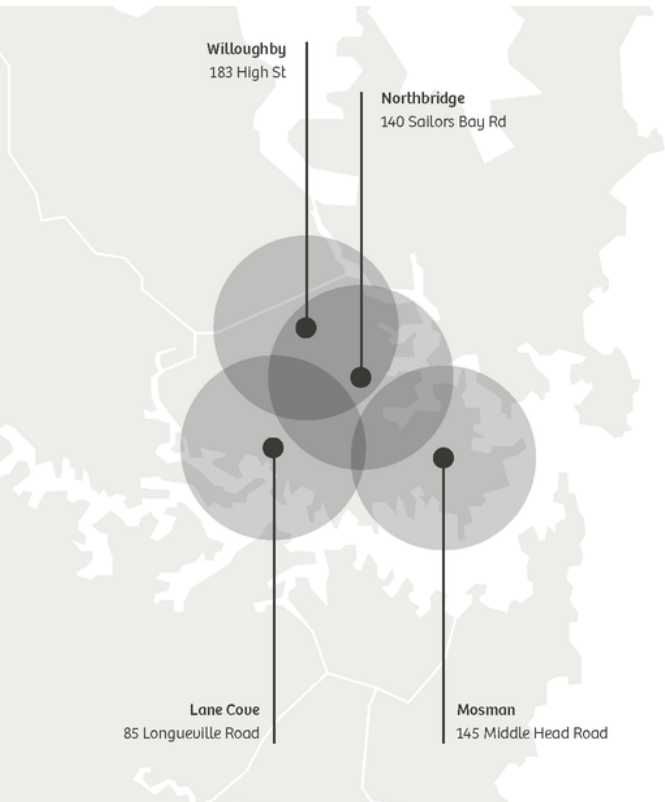
\$50,000,000

Highest Sale - October 2025



46,230+

Buyer Enquiries



One team,
four offices,
shared expertise,
stronger results.

We have the Lower North
Shore covered.



Recently Sold by Team Howe



2 Dorset Road,
Northbridge
6 Bed | 4 Bath | 2 Car
Sold for \$7,175,000



9 Miowera Road,
Northbridge
4 Bed | 3 Bath | 2 Car
Sold for \$6,250,000



12 Tenilba Road,
Northbridge
5 Bed | 4 Bath | 2 Car
Sold | Undisclosed



17 Woonona Road,
Northbridge
4 Bed | 3 Bath | 3 Car
Sold | Undisclosed



1 Laguna Road,
Northbridge
5 Bed | 2 Bath | 2 Car
Sold for \$5,050,000



51 Baroona Road,
Northbridge
4 Bed | 2 Bath | 2 Car
Sold for \$4,325,000



235 Sailors Bay Road,
Northbridge
4 Bed | 2 Bath | 2 Car
Sold for \$3,897,000



1 Nicol Lane,
Northbridge
3 Bed | 2 Bath | 2 Car
Sold for \$3,375,000



2 Bega Road,
Northbridge
3 Bed | 2 Bath | 2 Car
Sold for \$3,180,000



3/25 Aubin Road,
Neutral Bay
2 Bed | 1 Bath | 1 Car
Sold for \$1,369,000



1102/130 Elizabeth Street,
Sydney
1 Bed | 1 Bath
Sold for \$1,300,000



102/2 East Crescent
Street, McMahon's Point
Studio | 1 Bath | 1 Car
Sold for \$1,150,000



103/2 East Crescent
Street, McMahon's Point
Studio | 1 Bath | 1 Car
Sold for \$1,100,000



34/2-4 East Crescent
Street, McMahon's Point
Studio | 1 Bath | 1 Car
Sold for \$910,000



2/21 Belmont Street,
Wollstonecraft
2 Bed | 1 Bath | 1 Car
Sold for \$900,000



11/9 Wyagdon Street,
Neutral Bay
1 Bed | 1 Bath | 1 Car
Sold for \$715,000



Top 20 Sales in Northbridge (Financial Year)

Property Address	Property Type	Date Sold	Sold Price
1 Hallstrom Close	5 Bed 3 Bath 3 Car	05 Sep 2025	\$ 18,200,000*
25 Dorset Road	5 Bed 7 Bath 3 Car	04 Nov 2025	\$ 18,000,000
23 Wollombi Road	5 Bed 4 Bath 4 Car	02 Sep 2025	\$ 13,250,000
11A Noonbinna Crescent	5 Bed 5 Bath 2 Car	20 Aug 2025	\$ 9,500,000
73 Barooka Road	5 Bed 2 Bath 2 Car	18 Sep 2025	\$ 8,700,000
20 Coolawin Road	5 Bed 4 Bath 2 Car	08 Aug 2025	\$ 8,660,000
4 Dalkeith Street	5 Bed 4 Bath 2 Car	27 Sep 2025	\$ 8,320,000
14 Aubrey Road	5 Bed 4 Bath 3 Car	27 Sep 2025	\$ 8,255,000
10 Courallie Road	5 Bed 3 Bath 2 Car	24 Mar 2026	\$ 8,200,000*
43 Euroka Street	4 Bed 4 Bath 2 Car	09 May 2026	\$ 8,000,000*
2 Miowera Road	5 Bed 2 Bath 4 Car	28 Mar 2026	\$ 7,910,000
44 Narani Crescent	5 Bed 3 Bath 2 Car	06 Feb 2026	\$ 7,200,000
14 Dorset Road	4 Bed 3 Bath 4 Car	29 Sep 2025	\$ 7,180,000
2 Dorset Road	6 Bed 4 Bath 2 Car	24 Oct 2025	\$ 7,175,000
6 Dalmeny Road	6 Bed 3 Bath 2 Car	07 May 2026	\$ 6,900,000
13 Miowera Road	5 Bed 4 Bath 2 Car	08 May 2026	\$ 6,900,000
56 Baringa Road	5 Bed 4 Bath 2 Car	26 Nov 2025	\$ 6,560,000
44 Minimbah Road	5 Bed 3 Bath 2 Car	21 Aug 2025	\$ 6,450,000
35 Upper Cliff Avenue	5 Bed 3 Bath 2 Car	27 Nov 2025	\$ 6,310,000
28 Woonona Road	5 Bed 3 Bath 1 Car	01 May 2026	\$ 6,300,000

source: internal data
* unconfirmed price



A word from Team Howe's vendors



"David is a seasoned professional who has seen all of the highs and lows of the property market. He knows Northbridge extremely well. With this experience he's an expert in guiding both buyers and sellers to the optimal outcome. David assisted me in the sale of my parents home. He worked with us as a family over the past 12 months as we decided the best way forward for my folks.

There was no pressure, he was patient to our needs and supported us with sound advice. When the time came he guided us through the process with particular attention to the finer details of house preparation and maximum appeal to potential buyers. Nothing was too difficult and he was always willing to assist."

Vendor - 9 Miowera Road, Northbridge



"Charles was wonderful to work with and I wouldn't hesitate to recommend him to anyone seeking an agent to manage the sale of their property.

Charles was precise with facts and figures, and went above and beyond with both his level of communication and his care of our property. He could not have done more and we attribute our successful sale to his persistence and negotiating skills."

Vendor - 1 Nicol Lane, Northbridge



"We couldn't be happier with the exceptional service Charles provided. From start to finish, his professionalism, diligence, and dedication ensured we achieved an outstanding result- far exceeding our expectations on price! Throughout the campaign, Charles kept us thoroughly informed, providing regular updates on buyer interest and feedback.

His attention to detail and proactive communication made the entire process smooth and stress-free. What truly sets Charles apart is his easygoing nature and unwavering courtesy. He was always friendly, patient, and willing to go the extra mile to secure the best possible outcome for us. His commitment to his clients is unmatched, and we highly recommend him to anyone looking for a top-tier agent."

Vendor - 2A/161 Kent Street, Millers Point



"Over the many years we have bought and sold in excess of twenty properties.

In all of my experience during that David has proved to be the most outstanding agent we have dealt with so far. Nothing is a problem and in fact, he is very proactive in support of our sale process.

Recommend services to any prospective seller."

Vendor - 201/160 Sailors Bay Road, Northbridge



Meet Team Howe

Your Prestige Northbridge Specialists



Team Howe combines honesty, empathy, and results-driven expertise, with David Howe bringing strong negotiation skills and over 20 years of experience in banking and real estate to ensure clients feel confident and supported throughout every transaction. With an MBA and a keen eye for detail, David delivers exceptional outcomes.

Working alongside him, Charles Tang complements this expertise with unmatched local knowledge, having grown up in Northbridge and developed a strong connection to the community. His diverse background in fitness, sales, and film enhances his dynamic, client-focused approach.

Together, Team Howe combines experience, local insight, and a shared dedication to excellence, consistently striving to surpass client expectations and deliver outstanding outcomes.

For a confidential discussion about your property, please call David or Charles today to book an appraisal.

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[View David's Profile](#)

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[View Charles' Profile](#)

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Lower North Shore

