

	New Listings (14)	Address	Auction details	Price guide reported	Land size	Aspect	Type
1	Castle Cove	47-49 Neerim Road, Castle Cove (relist)	04-Jul-26 14:30	\$23,000,000	2553	NE	7 beds, 10 baths, 4LUG + 2CS
2	Chatswood	12 Millwood Avenue, Chatswood (relist)	07-Jul-26 17:00	\$1,950,000	670	SW	5 beds, 4 baths, LUG + 1CP
3	Chatswood	117 Beaconsfield Road, Chatswood	04-Jul-26 09:15	\$2,300,000	563	North	2 beds, 1 bath, LUG
4	Chatswood	5 Johnson Street, Chatswood	04-Jul-26 15:45	\$2,300,000	493	North	2 beds, 1 bath, 1CS
5	Chatswood	274 High Street, Chatswood (relist)	For Sale (Guide price)	\$3,650,000	518	SW	4 beds, 2 baths, DLUG + 2CS
6	Crows Nest	28A Hayberry Street, Crows Nest	04-Jul-26 15:00	\$2,100,000	150	North	2 beds, 1 bath, LUG (semi)
7	Mosman	7A Inkerman Street, Mosman	For Sale (Guide price)	\$7,750,000	963	East	5 beds, 4 baths,
8	Neutral Bay	31 Hayes Street, Neutral Bay (EOI)	07-Jul-26 13:00	\$5,000,000	287	East	3 beds 2 baths, LUG
9	North Sydney	11 Bray Street, North Sydney	04-Jul-26 15:45	\$3,500,000	247	East	3 beds, 3 baths, LUG
10	Northbridge	50A & 50B Lower Bligh Street, Northbridge	For Sale (Guide price)	\$4,200,000	408	West	5 beds, 3 baths, DLUG (duplex)
11	Waverton	11 Ross Street, Waverton	11-Jul-26 09:00	\$8,000,000	487	NE	4 beds, 3 baths, DLUG
12	Willoughby	36 Alexander Avenue, Willoughby	04-Jul-26 13:30	\$4,600,000	557	South	4 beds, 2 baths, LUG + CP
13	Willoughby	265A High Street, Willoughby (relist)	11-Jul-26 15:00	\$2,600,000	433	East	3 beds, 2 baths, 2CP
14	Willoughby	51 Tyneside Avenue, Willoughby	04-Jul-26 13:00	\$3,800,000	503	East	5 beds, 2 baths, DLUG
				\$5,339,286			
	Sold (14)	Address	Date Sold	Guide price	Sale price reported	Difference in price	% change
1	Post Auction	22 Marks Street, Cammeray	31-May-26	\$3,400,000	\$3,050,000	(\$350,000)	-10.29%
2	Pre-Auction	49 Pine Street, Cammeray	11-Jun-26	\$2,300,000	\$2,400,000	\$100,000	4.35%
3	Post Auction	42 Cowdroy Avenue, Cammeray (relist)	12-Jun-26	\$10,000,000	\$10,000,000	\$0	0.00%
4	Private Treaty	11a The Bulwark, Castlecrag	12-Jun-26	\$4,000,000	\$3,700,000	(\$300,000)	-7.50%
5	Pre-Auction	41 Alexandra Street, Hunters Hill	12-Jun-26	\$6,000,000	\$6,300,000	\$300,000	5.00%
6	Post Auction	22 Ramleh Street, Hunters Hill	30-May-26	\$3,500,000	\$3,850,000	\$350,000	10.00%
7	Pre-Auction	5 Rocher Avenue, Hunters Hill	11-Jun-26	\$2,900,000	\$2,760,000	(\$140,000)	-4.83%
8	Private Treaty	62 Barons Crescent, Hunters Hill	11-Jun-26	\$3,300,000	\$2,810,000	(\$490,000)	-14.85%
9	Post Auction	1/10 Lang Street, Mosman	06-Jun-26	\$3,300,000	\$3,200,000	(\$100,000)	-3.03%
10	Pre-Auction	30 Milner Street, Mosman	12-Jun-26	\$3,500,000	\$3,300,000	(\$200,000)	-5.71%
11	Pre-Auction	46 Prince Albert Street, Mosman	12-Jun-26	\$5,950,000	\$5,900,000	(\$50,000)	-0.84%
12	Private Treaty	10 Wollombi Road, Northbridge	11-Jun-26	\$4,300,000	\$4,400,000	\$100,000	2.33%
13	Post Auction	12 Tenilba Road, Northbridge	12-Jun-26	\$6,500,000	\$6,180,000	(\$320,000)	-4.92%
14	At Auction	8 Penkivil Street, Willoughby	10-Jun-26	\$3,800,000	\$3,650,000	(\$150,000)	-3.95%
	Sold Price Not available				\$4,392,857		-2.45%
	Withdrawn (3)	Address	Date	Previous Guide	New Guide	Difference in price	% change
1	Withdrawn	57 Dalton Road, Mosman	13-Jun-26 11:45	\$4,000,000	\$4,000,000	\$0	0.00%
2	Withdrawn	29 Weemala Road, Northbridge	For Sale (Guide price)	\$10,000,000	\$10,000,000	\$0	0.00%
3	Withdrawn	28 Baringa Road, Northbridge (relist)	For Sale (Guide price)	\$6,400,000	\$6,400,000	\$0	0.00%
	Passed In/Withdrawn (17)	Address	Date	Previous Guide	New Guide	Difference in price	% change
1	Withdrawn from AUC	6 Currawang Street, Cammeray	13-Jun-26 09:00	\$4,500,000	\$4,500,000	\$0	0.00%
2	Withdrawn from AUC	71B Eddy Road, Chatswood	13-Jun-26 09:30	\$4,300,000	\$4,300,000	\$0	0.00%
3	Withdrawn from AUC	128 River Avenue, Chatswood (relist)	13-Jun-26 12:00	\$4,900,000	\$4,900,000	\$0	0.00%
4	Withdrawn from AUC	12 Lamette Street, Chatswood	For Sale (Guide price)	\$4,000,000	\$4,000,000	\$0	0.00%
5	Withdrawn from AUC	12 Montague Road, Cremorne	13-Jun-26 11:15	\$4.50m	569	R2	North
6	Withdrawn from AUC	22 Princes Street, Hunters Hill (relist)	13-Jun-26 12:45	\$6,000,000	\$6,000,000	\$0	0.00%
7	Withdrawn from AUC	2 Milling Street, Hunters Hill	13-Jun-26 09:00	\$6,900,000	\$6,900,000	\$0	0.00%
8	Withdrawn from AUC	1A Muirbank Avenue, Hunters Hill	11-Jun-26 18:00	\$19,000,000	\$19,000,000	\$0	0.00%
9	Withdrawn from AUC	61 Spofforth Street, Mosman (relist)	11-Jun-26 17:00	\$3,800,000	\$3,800,000	\$0	0.00%
10	Withdrawn from EOI	11 Balmoral Avenue, Mosman (EOI)	09-Jun-26 13:00	\$13,000,000	\$13,000,000	\$0	0.00%
11	Withdrawn from AUC	25a Park Avenue, Mosman	13-Jun-26 10:15	\$3,300,000	\$3,200,000	(\$100,000)	-3.03%
12	Withdrawn from AUC	54 Brook Street, Naremburn	13-Jun-26 12:00	\$2,300,000	\$2,300,000	\$0	0.00%
13	Withdrawn from AUC	135 High Street, North Sydney	13-Jun-26 11:00	\$3,750,000	\$3,750,000	\$0	0.00%
14	Withdrawn from AUC	27 Forsyth Street, Willoughby	13-Jun-26 16:00	\$3,300,000	\$3,300,000	\$0	0.00%
15	Withdrawn from AUC	8 Rosewall Street, Willoughby	13-Jun-26 14:30	\$4,900,000	\$5,000,000	\$100,000	2.04%
16	Withdrawn from AUC	16 Shirley Road, Wollstonecraft (EOI)	09-Jun-26 13:00	\$8,000,000	\$8,000,000	\$0	0.00%
17	Withdrawn from AUC	14 Christie Street, Wollstonecraft	13-Jun-26 15:45	\$2,900,000	\$2,900,000	\$0	0.00%
	Results (Unknown)						
	Price revised down (26)	Address	Date	Previous Guide	New Guide	Difference in price	% change
1	Down	31 Dalrymple Avenue, Chatswood	20-Jun-26 15:30	\$2,900,000.00	\$2,500,000	(\$400,000)	-13.79%
2	Down	2 Jacques Street, Chatswood	For Sale (Guide price)	\$4,100,000	\$3,900,000	(\$200,000)	-4.88%
3	Down	146 Greville Street, Chatswood	04-Jul-26 15:15	\$2,800,000	\$2,600,000	(\$200,000)	-7.14%
4	Down	128 River Avenue, Chatswood (relist)	13-Jun-26 12:00	\$4,900,000	\$4,700,000	(\$200,000)	-4.08%
5	Down	40 Johnson Street, Chatswood	For Sale (Guide price)	\$5,750,000	\$5,500,000	(\$250,000)	-4.35%
6	Down	63 Atchison Street, Crows Nest	For Sale (Guide price)	\$2,300,000	\$2,250,000	(\$50,000)	-2.17%
7	Down	38 Barons Crescent, Hunters Hill	For Sale (Guide price)	\$3,500,000	\$3,000,000	(\$500,000)	-14.29%
8	Down	61 Spofforth Street, Mosman (relist)	For Sale (Guide price)	\$3,800,000	\$3,700,000	(\$100,000)	-2.63%
9	Down	13 Sirius Avenue, Mosman	25-Jun-26 17:00	\$9,000,000	\$8,250,000	(\$750,000)	-8.33%
10	Down	5 Botanic Road, Mosman (EOI)	For Sale (Guide price)	\$9,500,000	\$9,000,000	(\$500,000)	-5.26%
11	Down	36 Lang Street, Mosman	04-Jul-26 09:00	\$3,300,000	\$3,000,000	(\$300,000)	-9.09%
12	Down	30 Moruben Road, Mosman	For Sale (Guide price)	\$23,000,000	\$20,000,000	(\$3,000,000)	-13.04%
13	Down	22A Upper Avenue, Mosman	13-Jun-26 09:00	\$3,500,000	\$3,300,000	(\$200,000)	-5.71%
14	Down	1/10 Lang Street, Mosman (under offer)	For Sale (Guide price)	\$3,350,000	\$3,200,000	(\$150,000)	-4.48%
15	Down	25a Park Avenue, Mosman	13-Jun-26 10:15	\$3,500,000	\$3,300,000	(\$200,000)	-5.71%
16	Down	76 Northcote Street, Naremburn	For sale (Guide Price)	\$4,050,000	\$3,850,000	(\$200,000)	-4.94%
17	Down	1/1 Lower Bent Street, Neutral Bay	20-Jun-26 10:00	\$2,250,000	\$2,000,000	(\$250,000)	-11.11%
18	Down	41A Yeo Street, Neutral Bay	For Sale (Guide price)	\$2,750,000	\$2,500,000	(\$250,000)	-9.09%
19	Down	62 Market Street, Naremburn	20-Jun-26 12:00	\$4,000,000	\$3,700,000	(\$300,000)	-7.50%
20	Down	10 Neutral Street, North Sydney	For Sale	\$3,900,000	\$3,800,000	(\$100,000)	-2.56%
21	Down	7 Doris Street, North Sydney	02-Jul-26 17:00	\$2,600,000	\$2,400,000	(\$200,000)	-7.69%
22	Down	32 Artarmon Road, Willoughby	04-Jul-26 15:30	\$4,000,000	\$3,900,000	(\$100,000)	-2.50%
23	Down	154 Eastern Valley Way, Willoughby	20-Jun-26 09:00	\$2,050,000	\$1,900,000	(\$150,000)	-7.32%
24	Down	44 Marlborough Road, Willoughby	27-Jun-26 15:45	\$3,400,000	\$3,100,000	(\$300,000)	-8.82%
25	Down	265A High Street, Willoughby (relist)	For Sale (Price Guide)	\$2,900,000	\$2,600,000	(\$300,000)	-10.34%
26	Down	15 Balfour Street, Wollstonecraft	04-Jul-26 14:15	\$6,000,000	\$5,250,000	(\$750,000)	-12.50%
						Average of 26 adjusted price	-7.28%
	Price revised up (6)	Address	Date	Previous Guide	New Guide	Difference in price	% change
1	Up	14 Cherry Place, Castle Cove	For Sale (Guide price)	\$20,000,000	\$60,000,000	\$40,000,000	200.00%
2	Up	12 Lamette Street, Chatswood	10-Jun-26 17:30	\$4,000,000	\$4,250,000	\$250,000	6.25%
3	Up	71B Eddy Road, Chatswood	13-Jun-26 09:30	\$4,300,000	\$4,500,000	\$200,000	4.65%
4	Up	12 Montague Road, Cremorne	13-Jun-26 11:15	\$4,500,000	\$4,750,000	\$250,000	5.56%
5	Up	8 Rosewall Street, Willoughby	13-Jun-26 14:30	\$4,900,000	\$5,000,000	\$100,000	2.04%
6	Up	8 Penkivil Street, Willoughby (relist)	10-Jun-26 17:00	\$3,500,000	\$3,521,000	\$21,000	0.60%
						Average of 6 adjusted price	36.52%
	Auction status changed (10)	Address	Previous Date	New Date	Previous Guide	New Guide	Amount change
1	Back	5 Cambridge Street, Artarmon	13-Jun-26 11:15	25-Jul-26 11:00	\$3,900,000	\$3,900,000	\$0
2	Back	8 Baldry Street, Chatswood	13-Jun-26 14:15	04-Jul-26 14:15	\$4,000,000	\$4,000,000	\$0
3	Back	55 Augustine Street, Hunters Hill	13-Jun-26 12:45	02-Jul-26 16:30	\$2,950,000	\$2,950,000	\$0
4	Back	16B Barons Crescent, Hunters Hill	13-Jun-26 12:30	27-Jun-26 12:30	\$4,300,000	\$4,300,000	\$0
5	Back	1/22 Mackenzie Street, Lavender Bay	13-Jun-26 15:45	11-Jul-26 16:30	\$4,000,000	\$4,000,000	\$0
6	Back	25 Dumbarton Street, McMashons Point	13-Jun-26 09:45	04-Jul-26 11:15	\$2,300,000	\$2,300,000	\$0
7	Back	15 Rosanna Close, Willoughby	13-Jun-26 13:00	04-Jul-26 13:00	\$3,400,000	\$3,400,000	\$0
8	Back	32 Artarmon Road, Willoughby	13-Jun-26 15:30	04-Jul-26 15:30	\$4,000,000	\$3,900,000	-\$100,000
9	Forward	7 Alexander Avenue, Willoughby	25-Jun-26 18:30	20-Jun-26 11:15	\$3,900,000	\$3,900,000	\$0
10	Back	15 Balfour Street, Wollstonecraft	13-Jun-26 14:15	04-Jul-26 14:15	\$6,000,000	\$5,250,000	-\$750,000