

SYDNEY
EASTERN SUBURBS
LUXURY PROPERTY
MARKET REPORT
WINTER 2026





Winter 2026 | Where Quality Holds its Ground

The financial year has closed, and the June quarter gave us a clear picture of where the market sits. Selective and disciplined at the top. More conservative than the previous few years across the broader market. This is the tread across the nation and is reflected in the extremes of the Eastern Suburbs of Sydney, as we head into winter.

Buyers became more deliberate and discerning through the first half of 2026, negotiating with the increased confidence that perceived greater choice provides. More conservative outcomes have occurred in pockets. The counter to this is established owners chose to hold as Sydney temporarily eased from the record values set late in 2025.

At the top of the market, trophy waterfront holdings, significant land and architecturally considered homes continued to attract committed buyers as choice actually tightened and where quality, scale and position aligned,

competition remained strong. Where it did not, in the main stream market, patience was required.

Across the financial year as a whole, Pillinger achieved the highest value residential sale in Australia. A result that reflects a simple truth. At this level, outcomes are created more by preparation, positioning and access to the right buyers than market conditions.

Inside, we review the quarter in detail. Suburb level performance across the Eastern Suburbs. The leading residential sales of the financial year. And a focused spotlight on Double Bay.

In a more measured market, judgement rather than reaction matters more than ever before.

Brad Pillinger
Director | Pillinger

Record Sale Achievements

Australia's Highest Residential Sale FY 2025/26
Australia's Highest Priced Sale 2022, 2023, 2024
Greatest Australian Home Sale Price of all time

Current Suburb Price Records

Rose Bay | Point Piper
Bondi | Bronte | Cremorne
Tamarama (house & apartment)
Woollahra (unrenovated)

Contact us for a confidential discussion.

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Sydney Housing Values



Sydney continues to outperform broader national conditions, supported by constrained supply and sustained buyer confidence.

The Numbers Behind the Noise

Sydney home prices as a whole fell 1.3% in June quarter, completing the first quarter for some time where overall across the board price retraction has occurred each month. Values sit for now at 3.7% below their peak, which itself was arguably overinflated, and annual growth has temporarily flatlined at 0.3%¹.

The drivers behind this temporary position are familiar: incredibly poor fiscal management, higher interest rates and the ever-increasing cost of living, all of which continue to erode purchasing power. Meanwhile, the Federal Budget's broken promises regarding changes to negative gearing and capital gains tax have further constrained housing availability, encouraging established investors to retain grandfathered investments and pass rising expenses on to tenants through higher rents.

Buyers, particularly at the top end of the market, will face further pressure on their purchasing power. These poorly considered measures are likely to have the opposite

effect to their stated intention, increasing property prices over time, reducing housing availability and making it increasingly difficult for new buyers to enter the market.

Forecasts point to conditions stabilising into 2027, with the Budget changes treated as a one-off adjustment rather than a lasting shift. Notably, units have held firmer than houses, recording smaller declines over the month and stronger growth over the year.

None of this fell evenly. The declines have been sharpest where stock is plentiful, which is certainly not the elite market, or where price expectations ran ahead of the market. Genuinely scarce assets have and always behave differently.

The Eastern Suburbs prestige tier again ran its own race. Buyers at this level are less exposed to borrowing costs and more focused on the asset itself. Where quality, scale and position aligned, competition held firm through the quarter.

Sydney Top Residential Sales FY 2025/2026

The financial year’s two highest sales were both recorded in Rose Bay, led by 19 Bayview Hill Road at \$83,500,000, the highest value residential sale in Australia, negotiated by Pillinger. Thirteen of the top eighteen results fell within the Eastern Suburbs, with Rose Bay, Vaucluse and Bellevue Hill appearing repeatedly.

Just as telling is what sold. A third of the list were apartments, led by the Ruby House penthouse in Double Bay at \$50,000,000 and recorded twin results at 81 Yarranabbe Road, Darling Point. The ceiling for house-scale apartments will no longer theoretical when the Darling Point results settle. A market place will be set, sale by sale.

	Price	Property	Suburb
1	\$83,500,000	19 Bayview Hill Road	Rose Bay
2	\$82,500,000	14 Tivoli Avenue	Rose Bay
3	\$61,800,000	11 Coolong Road	Vaucluse
4	\$59,000,000	10-12A Victoria Road	Bellevue Hill
5	\$57,000,000	88 Wentworth Road	Vaucluse
6	\$54,100,000	83b/Watermans Quay	Barangaroo
7	\$51,500,000	7801/1A Barangaroo Ave	Barangaroo
8	\$50,000,000	Ruby House Penthouse	Double Bay
9	\$50,000,000	3 Kirkoswald Avenue	Mosman
10	\$50,000,000	69 Victoria Road	Bellevue Hill
11	\$45-48,000,000	12 Dumaresq Road	Rose Bay
12	\$45,100,000	19 Kent Road	Rose Bay
13	\$43,500,000	4 McLean Crescent	Mosman
14	\$41,000,000	2-4 Tarrant Avenue	Bellevue Hill
15	\$40,000,000	LGE/81 Yarranabbe Rd	Darling Point
16	\$40,000,000	L2W/81 Yarranabbe Rd	Darling Point
17	\$40,000,000	28 Ruby Steet	Mosman
18	\$39,500,000	29A Wentworth Street	Point Piper

Source: Realestate.com.au & Cotality RP Data Statistics as of July 12 2026

People assume records are set in strong markets.
In my experience they are set by rare properties,
prepared properly, put in front of the right buyer.
This year proved it again.

Brad Pillinger



Suburb Spotlight Double Bay

Known as the village of the East, Double Bay holds a singular position in Sydney's prestige market. Harbourfront on one side, a compact and cosmopolitan retail and dining precinct on the other. Boutiques, restaurants and a ferry to the city sit within a few walkable blocks. Few addresses in the Eastern Suburbs offer the same balance of lifestyle and convenience within genuine walking distance. This financial year, Double Bay performed where much of the broader market did not, and it did so across both houses and apartments.

Houses.

Values rose 29.7% over the year, to a median of \$8,400,000 and a top disclosed sale of \$17,250,000, with three homes selling above \$10,000,000. The driver is scarcity. Quality freestanding houses in Double Bay are tightly held and rarely offered, and when they trade, they attract committed competition. The depth of results above \$10,000,000 confirms the top of the market stayed active even as conditions softened elsewhere. Pillinger holds the top home price sale in Double Bay at \$35,000,000.

Apartments.

Values rose 10.4%, and the suburb recorded the highest disclosed unit sale across the Eastern Suburbs at \$14,250,000. The strength was concentrated at the very top, led by a small number of penthouse and sub-penthouse results. These are the homes now defining the market. House-scale residences with lift access, security, outlook and the ease of a lock-up-and-leave. Established owners rightsizing within the East are moving into this product without compromising on space or position, and paying accordingly. It is not a step down. It is a considered move, and it is resetting the ceiling for apartments in the suburb.

For owners, scarcity continues to underpin value. For buyers, Double Bay offers a rare alignment of lifestyle, position and long-term prestige at the centre of the Eastern Suburbs.

Suburb by Suburb Sales Statistics

Quarter 2 2026

Bellevue Hill		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$11,000,000	\$18,200,000	+0.9%	2 Over \$10M
	Apartments	\$1,600,000	\$7,000,000	-5.9%	3 Over \$5M
Bondi		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,250,000	\$7,000,000	+0.9%	0 Over \$10M
	Apartments	\$1,482,500	\$2,750,000	+3.1%	0 Over \$5M
Bondi Beach		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,612,500	\$15,000,000	+3.9%	1 Over \$10M
	Apartments	\$1,685,000	\$12,150,000	+19.9%	2 Over \$5M
Bronte		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$5,675,000	\$15,000,000	-8.5%	3 Over \$10M
	Apartments	\$1,710,000	\$6,900,000	+0.6%	1 Over \$5M
Centennial Park		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$13,640,000	\$13,900,000	+74.9%	2 Over \$10M
	Apartments	\$871,000	\$1,935,000	+1.4%	0 Over \$5M
Clovelly		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$6,650,000	\$10,400,000	+31.7%	1 Over \$10M
	Apartments	\$1,800,000	\$2,700,000	+4.4%	0 Over \$5M

Coogee		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,665,000	\$7,400,000	+8.8%	0 Over \$10M
	Apartments	\$1,645,000	\$4,600,000	+9.7%	0 Over \$5M
Darling Point		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$9,125,000	\$12,200,000	-35.1%	1 Over \$10M
	Apartments	\$2,385,000	\$11,500,000	-21.2%	5 Over \$5M
Dover Heights		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$7,480,600	\$11,500,000	+5.4%	1 Over \$10M
	Apartments	\$1,500,000	\$6,650,000	+16.7%	1 Over \$5M
Double Bay		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$8,400,000	\$17,250,000	+29.7%	3 Over \$10M
	Apartments	\$2,200,000	\$14,250,000	+10.4%	2 Over \$5M
Edgecliff		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,100,000	\$8,000,000	+45.1%	0 Over \$10M
	Apartments	\$1,435,000	\$4,850,000	+8.7%	0 Over \$5M
Paddington		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$3,558,000	\$7,500,000	+0.2%	0 Over \$10M
	Apartments	\$980,000	\$2,800,000	+10.0%	1 Over \$5M
Point Piper		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$23,500,000	Not Available	+67.9%	0 Over \$10M
	Apartments	\$3,375,000	\$2,900,000	-38.6%	0 Over \$5M

Queens Park		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,100,000	\$9,600,000	-5.8%	1 Over \$10M
	Apartments	\$1,395,000	\$885,000	-1.1%	0 Over \$5M
Randwick		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$3,750,000	\$6,430,000	0.0%	0 Over \$10M
	Apartments	\$1,290,000	\$3,910,000	+5.3%	0 Over \$5M
Rose Bay		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$6,000,000	\$10,900,000	+12.5%	2 Over \$10M
	Apartments	\$1,855,000	\$5,660,000	-4.9%	1 Over \$5M
Tamarama		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$8,675,000	\$7,800,000	-1.6%	1 Over \$10M
	Apartments	\$2,100,000	\$8,800,000	-9.5%	1 Over \$5M
Vaucluse		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$9,400,000	\$23,220,000	-1.1%	3 Over \$10M
	Apartments	\$1,629,000	\$6,000,000	+12.0%	1 Over \$5M
Watsons Bay		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$8,350,000	\$3,800,000	+16.8%	0 Over \$10M
	Apartments	\$1,660,000	\$1,300,000	-15.0%	n/a Over \$5M
Woollahra		Median Price ¹	Top Price ²	12 Month Growth ¹	Prestige Home Sales ²
	Houses	\$4,525,000	\$8,425,000	-9.7%	0 Over \$10M
	Apartments	\$1,635,000	\$4,195,000	+9.0%	0 Over \$5M



Reading the Suburbs

Performance across the Eastern Suburbs this financial year wasn't uniform. What was consistent is that quality was again rewarded.

Double Bay led in the clearest terms, combining house value growth of 29.7% with genuine depth at the top, three houses sold above \$10,000,000 and the highest disclosed apartment sale in the East. Edgecliff and Clovelly also delivered strong house gains. The very top of the house market remained active in Bronte, Vaucluse and Double Bay, each recording three disclosed sales above \$10,000,000.

Pillinger recorded the highest house sale for the year in Rose Bay, and also in Bronte with the sale of 27 Chesterfield Parade for \$15,000,000.

The apartment market strengthened wherever quality, outlook and position aligned. Bondi Beach, Dover Heights and Vaucluse led growth, while Darling Point recorded the

most premium apartment sales of any suburb, with five above \$5,000,000. Demand for house-scale apartments continued to build, led by established owners rightsizing within the East.

Not every result moved higher. Several suburbs recorded softer medians over the year, however quite often this is due to a smaller number of transactions which will see a bounce back this year. In tightly held markets with limited annual turnover, a small number of sales can shift a median materially, and a number of the largest movements, in both directions, reflect composition rather than any broad change in value. Point Piper and Centennial Park in particular posted elevated house growth on limited disclosed volume, and should be read with that context in mind.

The pattern is consistent with the season. Fewer buyers, more deliberate. Strong competition for the right asset. Patience required.

The Winter Ahead

The financial year closed with the broader market in a more measured position and the prestige tier operating, once again, on its own terms.

The conditions that shaped the year to date can reverse quickly. However, buyers will remain deliberate. Established owners continue to hold. Unique prestige assets continue to attract competition regardless of the wider cycle. Where forecasts point to broader stabilisation into 2027, the top of the Eastern Suburbs market rarely has or waits for perfect conditions, purchasers are aware of this and purchase more for cycle of life conditions than ideal economic timing.

Two forces will continue to define outcomes. Scarcity, in a market where the best positions are largely spoken for and rarely offered. And selectivity, as buyers concentrate on quality, position and long-term value over volume.

Rightsizing and intergenerational planning continue to move owners across both houses and apartments, often within the same postcode. International interest remains focused on Sydney's tightly held coastal and harbourside enclaves. In each case, preparation and discretion are increasingly the difference between a result and a record.

For a considered conversation about your position in this market, connect with Brad Pillinger.



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POINT PIPER 6/10 Wolseley Road
Elegant waterfront haven with awe-inspiring backdrop



Enveloped in uninterrupted 180-degree north-westerly harbour views, this breathtaking whole-floor residence lays claim to one of Australia's most exclusive positions, with direct access along the foreshore to idyllic Seven Shillings Beach and Redleaf Pool. A sophisticated execution of classic meets contemporary, its sweeping vista takes in the Harbour Bridge, city skyline and Opera House, creating the ultimate vantage point for taking in all that is Sydney Harbour.

Located within a prized boutique building of just five residences nestled amid lush resort-like gardens, this house-sized haven of modern elegance enjoys use of superb waterfront facilities including a pool and gym. Surrounded by some of the East's most impressive attractions, it's just moments to Royal Prince Edward Yacht Club, Royal Motor Yacht Club and Lady Martins Beach, with prestigious schools and the cosmopolitan retail and dining scene of Double Bay close by.

3/4 BED | 3 BATH | 1 CAR

AUCTION

Tuesday 25th August

INSPECT

Saturday & Wednesday
11.00am - 11.30am

CONTACT

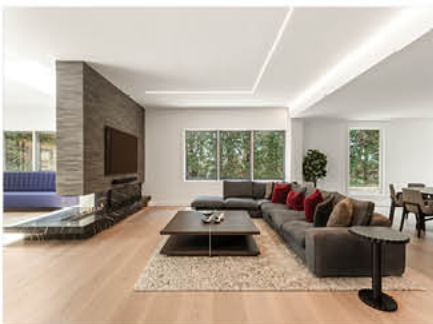
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BELLEVUE HILL 60 Victoria Road
Designer Masterpiece in Sydney's Premier Locale



Nestled within one of Sydney's most coveted addresses, this architectural residence delivers grand-scale living and entertaining across three inspired levels. Set on 920sqm of prime land, the home seamlessly blends timeless design, cutting-edge technology, and luxurious amenity to create an unparalleled lifestyle experience.

8 BED | 7 BATH | 4 CAR | POOL

FOR SALE

Expressions of Interest

INSPECT

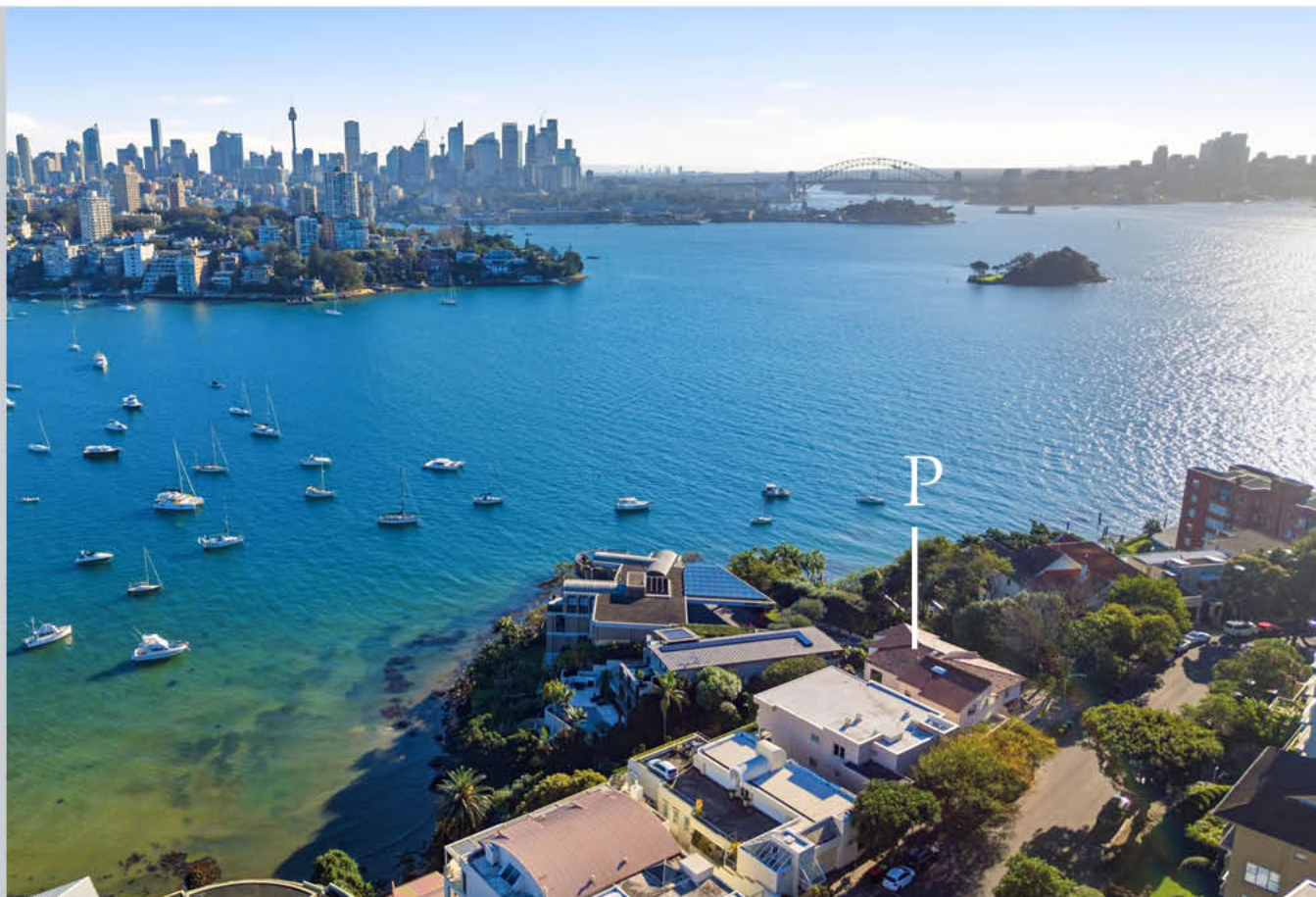
By appointment

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POINT PIPER 62 Wolseley Road
Expansive harbourside residence configured as three apartments



Extensive intimate views over Double Bay harbour to Redleaf Pool and the dramatic Sydney city skyline, this generous home presents a wonderfully versatile opportunity on Australia's most exclusive harbourside street. Currently three stylish, interconnecting apartments, this strata-titled building could be retained as a multigenerational family estate, private residence together with income producing properties or reinvented as a spectacular multi-storey family home, further future redevelopment befitting its elite address (STCA).

Set on a approx 683m2 corner land parcel with additional access from Wingadal Place, it's positioned against a backdrop that takes in the City, Opera House, Harbour Bridge and North Sydney. Marble finishes, oak floors, spacious entertaining areas and abundant parking bestow immense appeal. Retain as multigenerational estate or capitalise on a highly prized Eastern Suburbs location with possibilities of further floorspace and height (STCA).

8 BED | 6 BATH | 6 CAR

FOR SALE

Expressions of Interest

INSPECT

By appointment

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BONDI 1 Miller Street
Grand scale family home with room for a pool



Magnificent beachside family home with designated yoga room offered for only the third time in 100 years. Grand proportions throughout over 3 levels on 307sqm of land with room for a pool in the private north facing backyard. This spectacular residence includes a self-contained apartment and showcases a period home with contemporary features and sunrise/district views. Located on tree-lined, family friendly Miller Street merely footsteps from vibrant Bondi Road with a short stroll to Bondi Beach.

- Five bedrooms, versatile attic spaces, two kitchens, two laundries
- Sun-drenched living throughout, Bright eastern and northern aspect
- Selection of grand casual and formal living and dining areas
- Country kitchen with seamless flow to oversized outdoor terrace
- Flexible design with option of sizeable self-contained apartment
- Impressively scaled master suite with adjoining yoga room/ office
- Lush grassy backyard, leafy front yard and three off-street car spaces

pillinger.com

5 BED | 3 BATH | 3 CAR

AUCTION

Saturday 5th September

INSPECT

As advertised or by appointment

CONTACT

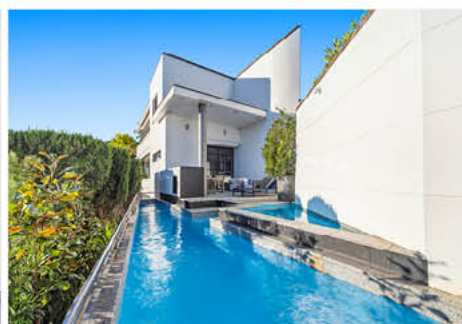
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ROSE BAY 1 Tivoli Avenue

A modern masterpiece set against a backdrop of dazzling harbour views



Recently renovated throughout, the entire interior of this exceptional contemporary residence has been transformed to create a home of refined luxury, effortless indoor-outdoor living and breathtaking harbour and city skyline views. Spanning three levels, this low-maintenance haven of privacy and security is positioned on one of Rose Bay's most desirable harbourside streets.

Embraced in glass to amplify the outlook and draw in natural light, it features a series of living and alfresco spaces designed for effortless entertaining. Along with an expansive master suite and a teen retreat, it offers a host of features designed for luxury living, including a pool, spa, lift and oversized garaging for three cars. Take a scenic harbourside stroll along the Hermitage Foreshore Walk to Watsons Bay, walk to leading private schools or enjoy the cosmopolitan attractions of Rose Bay village.

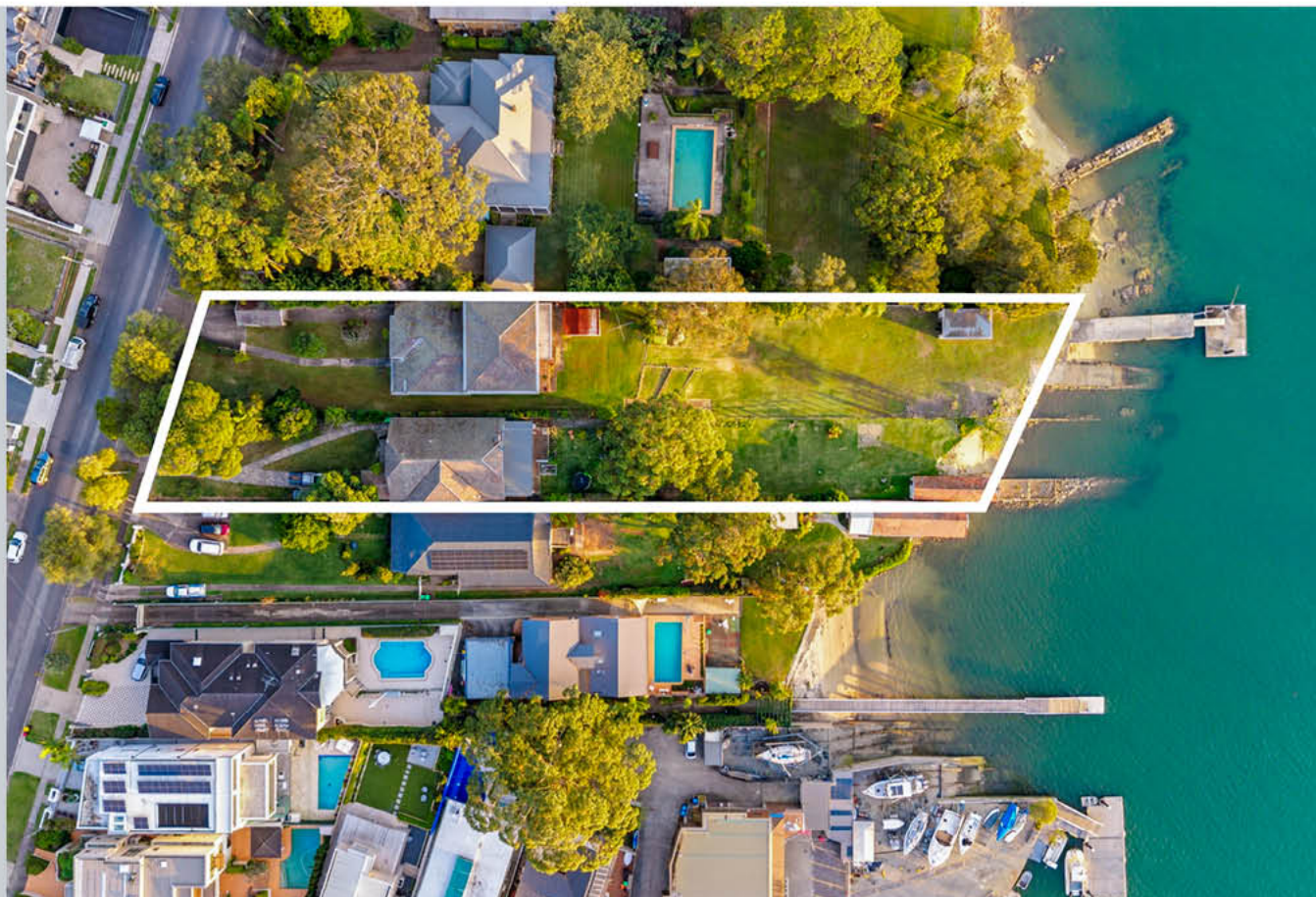
4 BED | 3.5 BATH | 3 CAR | POOL

COMING SOON

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SANS SOUCI 43 & 45 Vista Street
Exclusive adjoining waterfront landholdings – primed for reimagination



Cascading down to the scenic waters of the Georges River, these premier neighbouring properties command prime position on one of the region's most coveted waterfront street. Spanning 1,416sqm and 2,166sqm respectively, these last remaining original mega-blocks present a unique opportunity for transformation. Purchase individually and refurbish/reimagine or purchase in one line and create site of rare scale and position (STCA).

Privately secluded from the street, the homes enjoy an elevated vantage point, capturing intimate water views and captivating sunsets. The address is wonderful for families and boating enthusiasts, with St George Motor Boat Club, Botany Bay Yacht Club and Anderson Park nearby, along with local village cafes, supermarkets, restaurants and schools.

11 BED | 5 BATH | 5 CAR

COMING SOON

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in conjunction with
Aaron Wier 0412 229 948
Resonate Partners

pillinger.com



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ROSE BAY 'BAYVIEW' 19 Bayview Hill Road
Grand residence on a landmark harbour estate with breathtaking views



SOLD

HIGHEST RESIDENTIAL SALE IN AUSTRALIA FOR FY 2025/2026

SOLD BY
Brad Pillinger 0411 545 577
brad@pillinger.com



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BELLEVUE HILL 45 Beresford Road
A sanctuary of space, privacy and effortless family luxury



SOLD

PRICE UNDISCLOSED

SOLD BY
Brad Pillinger 0411 545 577
brad@pillinger.com



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VAUCLUSE 20 Wentworth Road
'Virginia' a timeless residence with breathtaking harbour views



SOLD

PRICE UNDISCLOSED

SOLD BY
Brad Pillinger 0411 545 577
brad@pillinger.com



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WOLLSTONECRAFT 'Dunaird' 1 Shirley Road
Grand 1920s estate on 1,897sqm parcel of land



SOLD

PRICE UNDISCLOSED

SOLD BY

Brad Pillinger 0411 545 577
brad@pillinger.com



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BRONTE 'Figtree House' 27 Chesterfield Parade
Magnificent award-winning Victorian manor with pool and ocean vistas



SOLD OFF MARKET

PRICE UNDISCLOSED

SOLD BY

Brad Pillinger 0411 545 577
brad@pillinger.com



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DARLING POINT 8 Eltham Avenue
Exceptional Residential Block with Further Value Add Opportunity



SOLD

PRICE UNDISCLOSED

SOLD BY
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TAMARAMA 9/63 Fletcher Street
'Kalypso' Sub-Penthouse. Elevated Coastal Living



SOLD

PRICE UNDISCLOSED

SOLD BY

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YOUR PARTNER
IN PRESTIGE
PROPERTY

Contact us for a confidential discussion.

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