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SYDNEY EASTERN SUBURBS LUXURY PROPERTY MARKET REPORT SPRING 2026





Spring 2026 | A Market Finding Its Level

The September quarter asked a simple question of the prestige market. Not whether buyers were still there, but at what level they would commit.

By the end of September, that question had an answer. After a quiet winter in which pricing expectations were difficult to reconcile, completed transactions returned. Five of Sydney's ten largest sales for the quarter landed in September alone. Each one gave the next buyer a reference point.

The standout of our quarter was the sale of 'Radford', Point Piper, the highest residential transaction in Australia this year negotiated by Brad Pillinger from Pillinger. It was not achieved through volume or visibility. It was achieved through positioning, patience and knowing who the buyer would be.

Across the broader city, values continued to ease through winter and into spring. That is not the story of the upper tier. At this level, outcomes are decided by the quality of the asset, the depth of the buyer pool and the judgement applied to timing and negotiation. When those align, the result stands on its own, regardless of the index.

Inside, we review the quarter's numbers, the transactions that set the tone and the newest listing on the Rose Bay waterfront.

Brad Pillinger
Director | Pillinger

Record Sale Achievements

Australia's Highest Residential Sale 2026
Australia's Highest Priced Sale 2022, 2023, 2024, 2025
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

Month Growth (September 2026)[1]	Quarter Growth (3 months to September 2026)[1]	Annual Growth (12 months to September 2026)[1]
-1.4%	-4.9%	-7.0%

Sydney has led the national correction, with values 8.6% below their February peak.

A Different Spring

Twelve months ago this report opened on a market gathering pace. Three rate cuts had done their work, conversations had quickened and Sydney values had risen 2.1% over the quarter and 3.0% over the year.[1] Clearance rates were elevated, days on market were shortening, and the question was how far the run would go.

The same quarter this year tells the opposite story.

Four rate rises in 2026 have reset what most buyers can borrow, and the cost of living has quietly reset what they are willing to. The Federal Budget's changes to negative gearing and capital gains tax, legislated in June, took a layer of demand out of the market and, more importantly, introduced a period of hesitation.[2] For several months, buyers and vendors were not disagreeing on price so much as waiting for someone else to establish it. Sentiment followed.

The result was a quieter winter than Sydney has seen in some years. Fewer homes came to market, fewer sold, and those that did took longer. Where a year ago homes were clearing in a month, the median is now closer to seven weeks,[2] and values across the city fell further over the three months to September than at any point in the past four years.[1] The larger houses at the top of the broader market have led the way down.[2]

The prestige tier is not insulated from this, but it responds to different signals. Buyers at this end are less exposed to borrowing costs and more exposed to confidence, and through winter confidence was the thing in short supply. What began to restore it at the top of the market, as it always does, was evidence. Once a handful of significant sales completed in September, buyers at that level had their reference points again and competition returned for the right property. The broader market is still waiting for the same clarity.

That is the reading that matters for anyone holding a serious Eastern Suburbs asset. The broad index describes the whole city. It does not describe a harbourfront holding that has not been offered in thirty years, and it never will.

Source: Cotality Home Value Index, September 2026 and September 2025 https://www.cotality.com/au/insights 2 Cotality Monthly Housing Chart Pack, September 2026 https://www.cotality.com/au/insights

At the top end, buyers don't take their cue from the headlines. They take it from the last few comparable sales in the area, and right now those sales are holding.

Brad Pillinger

The Prestige Tier - Evidence Returns

The upper end of the Sydney market spent much of the winter in a holding pattern. Following the Federal Budget, uncertainty around taxation and economic conditions kept a number of prestige buyers on the sidelines, and the absence of completed transactions made it difficult for anyone to establish where value sat.[3]

That changed through the quarter. Activity returned gradually in July, built through August and gathered pace in September, when five of Sydney's ten largest residential sales were completed.[3]

The quarter's leading result was 'Radford', 6 Wolseley Crescent, Point Piper. Sold at a reported $75,000,000 by Brad Pillinger, it was Australia's highest residential sale of 2026 to date, and comfortably above the $61.8 million that led the corresponding quarter in Sydney last year.[3]

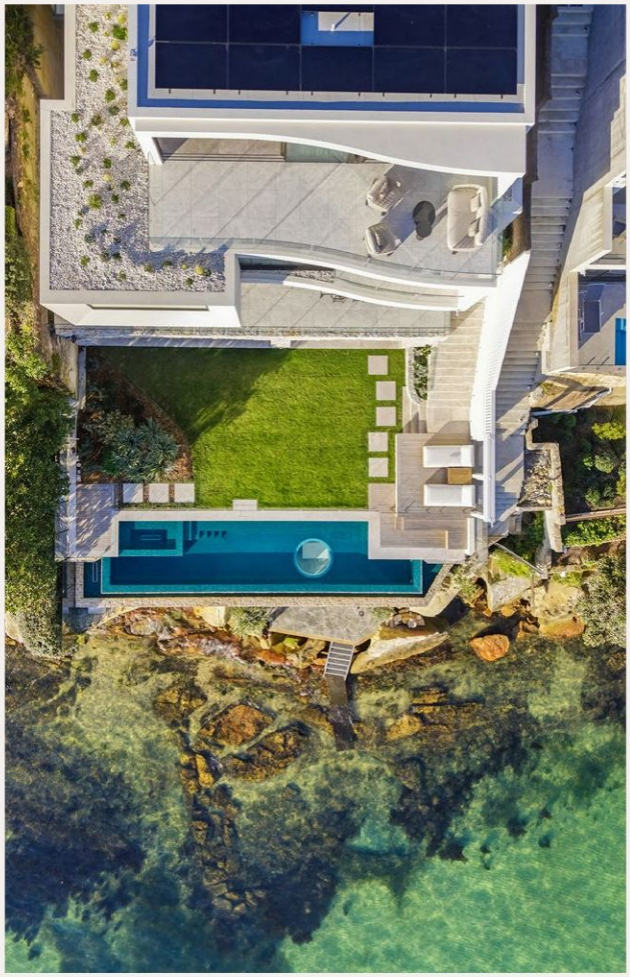
The ten largest Sydney sales for the quarter totalled $341.8 million, 16% below the same quarter in 2025, and the entry point to that list eased from $29.9 million to $23.5 million.[3] Those are honest numbers, and they describe a market that has repriced. They also describe a market that is transacting again, with competition emerging for the right property.

The lesson of the quarter is not complicated. Where a vendor's expectations were aligned with the market, qualified buyers competed and results were achieved. Where they were not, the property waited.

At this level, each completed sale does more than settle one contract. It gives the next buyer, and the next vendor, a number they can rely on.

Source: 3 Dyson Austen Valuation + Advisory, September Quarter 2026 Top 10 Prestige Residential Survey, as reported by Elite Agent, 9 October 2026 https://eliteagent.com/fresh-20-million-sales-reset-sydney-prestige-property/





The Finest Holding on the Rose Bay Waterfront

Newly completed and positioned on the absolute waterfront, 2A Bayview Hill Road is the most significant residence to be offered in Rose Bay.

Set across five levels on approximately 830sqm, the residence commands uninterrupted harbour views across Rose Bay to the city skyline. Four ensuite bedrooms are complemented by a self-contained upper level, with a cinema, wine lounge and temperature-controlled cellar, and a dedicated gym and spa zone. A heated infinity pool and spa, level lawn and harbourside loggia step down to a boathouse and direct harbour access. Garaging for three.

The Rose Bay record currently stands at $83,500,000. This offering carries price expectations in excess of $100,000,000.

"The Rose Bay waterfront is among the most tightly held real estate in the country, and this is its finest holding. I expect it to set the benchmark." Brad Pillinger

Suburb by Suburb Sales Statistics

Quarter 3 2026

Bellevue Hill	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$10,960,000**	$20,000,000	**-5.9%**	4 Over $10M
Apartments	**$1,626,500**	$6,000,000	**+5.5%**	2 Over $5M

Bondi	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$4,175,000**	$5,860,000	**-5.8%**	0 Over $10M
Apartments	**$1,465,000**	$2,600,000	**+3.9%**	0 Over $5M

Bondi Beach	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$4,625,000**	$5,500,000	**+0.5%**	0 Over $10M
Apartments	**$1,670,000**	$5,800,000	**+14.2%**	1 Over $5M

Bronte	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$5,250,000**	$5,100,000	**-11%**	0 Over $10M
Apartments	**$1,640,000**	$2,225,000	**-3.5%**	0 Over $5M

Centennial Park	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$6,325,000**	N/A	**-20.9%**	0 Over $10M
Apartments	**$871,000**	$1,555,000	**+1.9%**	0 Over $5M

Clovelly	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$6,500,000**	$8,250,000	**+12.4%**	0 Over $10M
Apartments	**$1,705,000**	$2,950,000	**-2.3%**	0 Over $5M

[1]REA Suburb Profiles & [2]Cotality RP Data Statistics as of October 21 2026

Coogee	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$4,600,000**	$10,600,000	**-0.2%**	1 Over $10M
Apartments	**$1,632,500**	$4,956,000	**+8.8%**	0 Over $5M

Darling Point	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$8,400,000**	$7,500,000	**-37.9%**	0 Over $10M
Apartments	**$2,455,000**	$19,750,000	**-18.8%**	3 Over $5M

Dover Heights	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$7,932,500**	$8,020,000	**+7.9%**	0 Over $10M
Apartments	**$1,625,000**	$8,000,000	**+92.7%**	1 Over $5M

Double Bay	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$8,325,000**	$4,400,000	**+25.2%**	0 Over $10M
Apartments	**$2,300,000**	$4,000,000	**+20.3%**	0 Over $5M

Edgecliff	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$2,625,000**	$2,315,000	**-12.5%**	0 Over $10M
Apartments	**$1,325,000**	$1,400,000	**+0.4%**	0 Over $5M

Paddington	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$3,540,000**	$23,500,000	**-1.2%**	1 Over $10M
Apartments	**$973,000**	$4,825,000	**-6.0%**	0 Over $5M

Point Piper	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$22,000,000**	Not disclosed	**-12.0%**	1 Over $10M
Apartments	**$3,090,000**	$1,500,000	**-39.1%**	0 Over $5M

[1]REA Suburb Profies & [2]Cotality RP Data Statistics as of October 21 2026

Queens Park	Median Price[1]	Top Price[2]	12 Month Growth[1]	Prestige Home Sales[2]
Houses	**$4,502,500**	$7,180,000	**+8.4%**	0 Over $10M
Apartments	**$1,502,000**	$1,502,000	**+7.7%**	0 Over $5M
Randwick	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$3,750,000**	$8,373,000	**+3.6%**	0 Over $10M
Apartments	**$1,300,000**	$2,900,000	**+6.1%**	0 Over $5M
Rose Bay	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$6,400,000**	$17,015,000	**+21.4%**	1 Over $10M
Apartments	**$1,825,000**	$6,900,000	**-1.6%**	2 Over $5M
Tamarama	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$9,000,000**	$20,025,000	**+26.8%**	1 Over $10M
Apartments	**$2,085,000**	N/A	**-9.7%**	0 Over $5M
Vaucluse	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$9,400,000**	$23,350,000	**-1.1%**	8 Over $10M
Apartments	**$1,629,000**	$7,600,000	**+12.0%**	1 Over $5M
Watsons Bay	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$3,800,000**	N/A	**-60.2%**	0 Over $10M
Apartments	**$2,020,000**	Not Disclosed	**-28.2%**	0 Over $5M
Woollahra	**Median Price[1]**	**Top Price[2]**	**12 Month Growth[1]**	**Prestige Home Sales[2]**
Houses	**$4,250,000**	$9,500,000	**-17.9%**	0 Over $10M
Apartments	**$1,635,000**	$5,000,000	**-2.9%**	0 Over $5M

[1]REA Suburb Profiles & [2]Cotality RP Data Statistics as of October 21 2026

Eastern Suburbs, Suburb by Suburb

The September quarter was thinner than June. Disclosed house sales above $10,000,000 across the Eastern Suburbs fell from 21 to 17, and apartment sales above $5,000,000 from 18 to 10. The sales that did happen held their prices.

Vaucluse carried the quarter. Eight houses sold above $10,000,000, up from three, with a top result of $23,350,000 and a median steady at $9,400,000. Bellevue Hill followed with four and a $20,000,000 top sale.

Rose Bay, Tamarama and Dover Heights lifted on both median and top result, Tamarama most sharply with a $9,000,000 median and a $20,025,000 sale that more than doubled June's best. Double Bay kept its 25.2% annual gain, though nothing cleared $10,000,000 this time.

The beachside market was softer. Bronte, Bondi and Bondi Beach were flat to lower, and Bronte had no sale above $10,000,000 after three in June.

Apartments ran the same way. Darling Point set the quarter's top at $19,750,000. Double Bay's median rose 20.3% to $2,300,000, though the suburb went without a $5,000,000 sale after setting the benchmark in June.

The suburb figures on the previous pages reflect all recorded sales, sourced from REA and Cotality. Medians cover the twelve months to September 2026; top prices and prestige sale counts cover the September quarter only. In tightly held suburbs a handful of high value sales can move a median materially. Watsons Bay, Centennial Park, Edgecliff and Point Piper each recorded limited disclosed volume this quarter, and their percentage movements should be read with that in mind.

The pattern fits the conditions. Rate rises, the Budget and weaker sentiment removed the marginal buyer. The committed ones were still there, and where they found the right property they paid what it was worth a year ago.



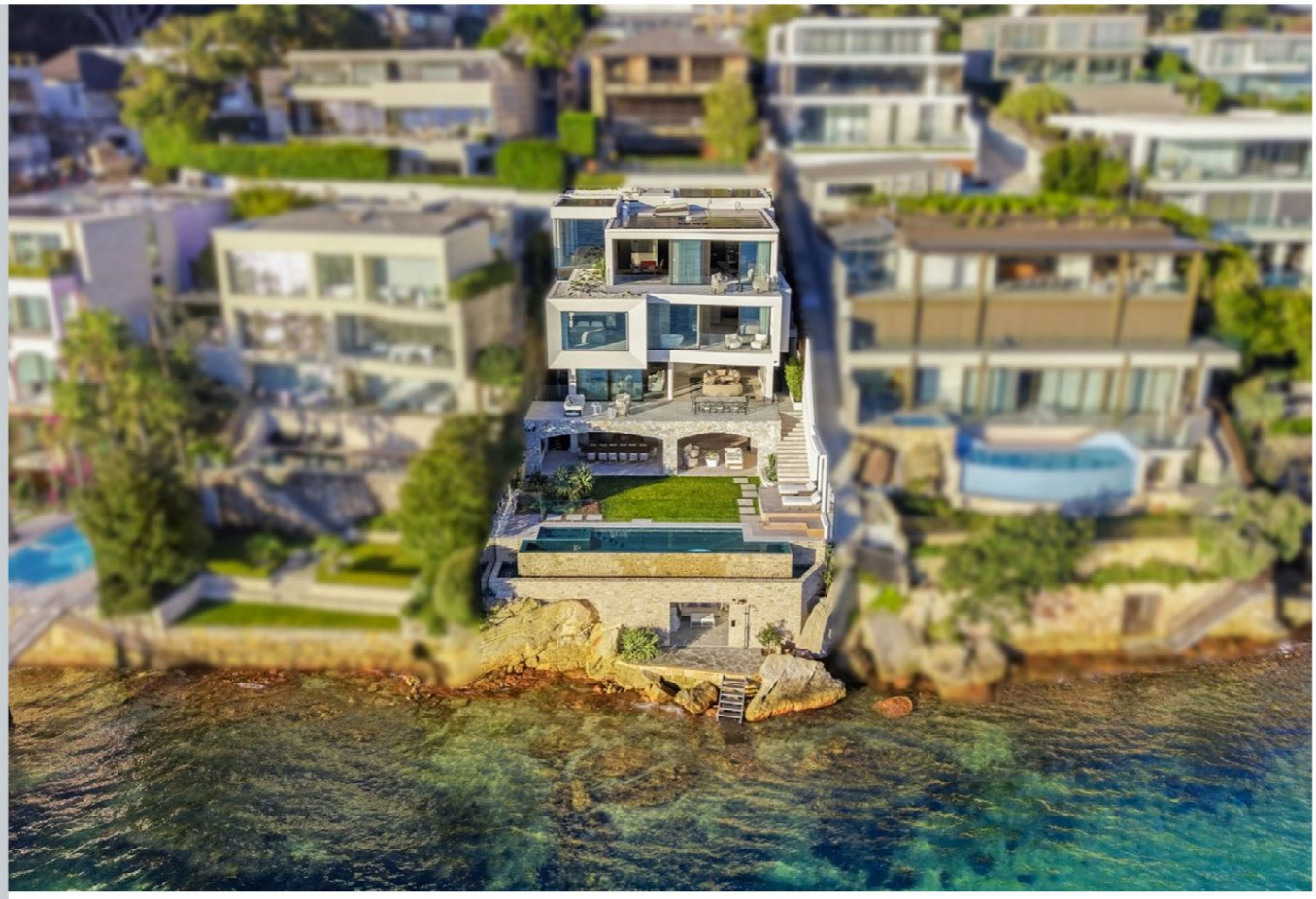
Into Summer 2026/2027

The spring listings tell you more about the next six months than the September numbers do. October has brought a run of serious prestige properties to market across the harbour suburbs, and the enquiry on them has been immediate. Buyers who sat out winter are back and looking at the same handful of homes. That is the setup for a strong prestige season through to Christmas, and for owners weighing up whether to list, the audience is there now.

For a considered conversation about your position in this market, give me a call.



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ROSE BAY 2A Bayview Hill Road

A new benchmark in absolute waterfront luxury







Rose Bay's finest waterfront position, unveiling a remarkable stonework of art that sits harmoniously within the landscape. Uninterrupted 180-degree harbour views pivot from Rose Bay beach to the icons of the city skyline and around to the North Shore, creating the most dramatic and breathtaking backdrop of Sydney Harbour.

Secluded from the street, the newly completed five-level residence offers every conceivable luxury, from an infinity edge heated pool, cinema, lift, wine lounge and gym to a harbourside loggia that invites entertaining at the water's edge.

Embraced in glass, allowing the view to take centre stage, its top floor is adaptable as a self-contained apartment. Meticulously crafted interiors bring together a palette of beautiful finishes, bespoke details and extensive marble elements, putting the finishing touches on this world-class trophy home.

6 BED | 9 BATH | 3 CAR | POOL

FOR SALE

Expressions of Interest

INSPECT

By private appointment

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DURAL ‘Le Palais’

An Australian Estate Without Equal







Occupying approximately five acres, Le Palais is among Australia’s most significant private estates, with close to one acre of internal accommodation. Monumental architecture, exceptional craftsmanship and world-class amenities define this extraordinary residence. Beyond its gated entrance, formal gardens lead to a grand foyer featuring 4.2-metre doors, sculptural staircases, a glass lift and magnificent chandelier. Internationally sourced marble, bespoke joinery and exquisite finishes reflect an uncompromising commitment to quality.

Accommodation includes 11 bedrooms, 20 bathrooms and ensuites, and a self-contained 500sqm guest wing. Five commercial kitchens, five bars and a dedicated function wing accommodate several hundred guests. A spectacular 30-metre pool, tennis court, rooftop golf facility, cinema, gymnasium and garaging for over 40 vehicles complete this once-in-a-generation estate of extraordinary scale and significance.

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11 BED | 20 BATH | 40 CAR

FOR SALE
Expressions of Interest

INSPECT
By private appointment

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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

FOR SALE

Expressions of Interest

INSPECT

As advertised
or by appointment

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BELLEVUE HILL 60 Victoria Road

Designer Masterpiece in Sydney's Premier Locale







Nestled within one of Sydney's most prestigious addresses, this exceptional residence delivers grand-scale family living across three levels. Set on approx 920sqm, it combines timeless elegance, cutting-edge technology and light-filled interiors with seamless indoor-outdoor flow.

A designer kitchen features a quartzite island, Wolf and Sub-Zero appliances and butler's pantry, complemented by a second Miele kitchen. Landscaped gardens surround a heated infinity pool, spa and entertainer's cabana with Wolf BBQ, Sonos sound system and alfresco dining. Further luxuries include a soundproof cinema, 1,200-bottle EuroCave wine cellar and Technogym-equipped gymnasium.

Eight spacious bedrooms include a lavish master retreat with balcony, dressing room, ensuite and sweeping harbour and Pacific Ocean views. A fully self-contained lower level accommodates guests or extended family.

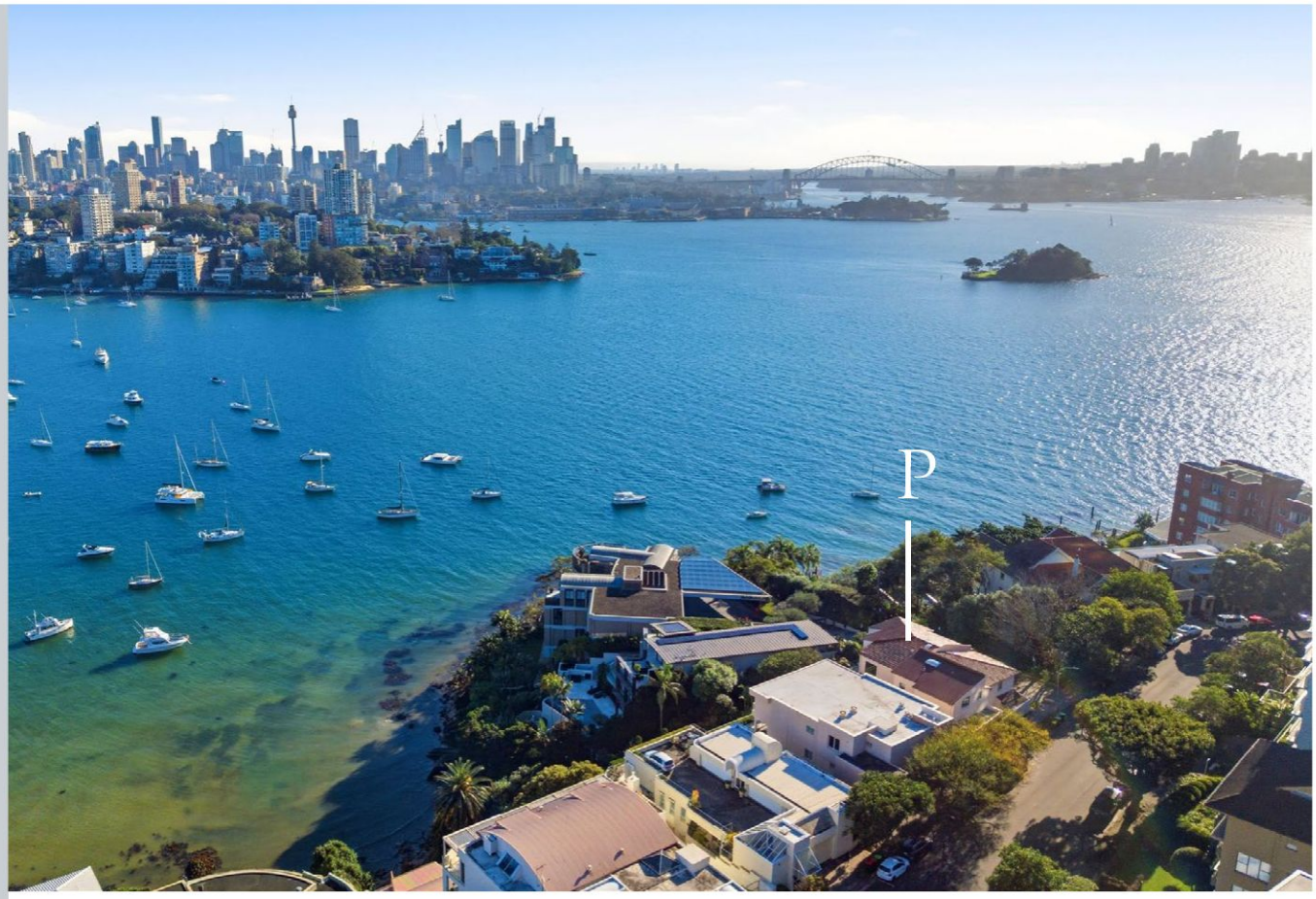
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8 BED | 7 BATH | 4 CAR | POOL

FOR SALE
Expressions of Interest

INSPECT
As advertised
or 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).

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8 BED | 6 BATH | 6 CAR

FOR SALE
Expressions of Interest

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ELIZABETH BAY 17 Billyard Avenue

Once-in-a-generation trophy home with breathtaking harbour views (c.1890)







One of Elizabeth Bay's most iconic properties, Tiranna House is a magnificent five-level family residence lovingly restored over the past 40 years by its passionate owners. Commanding captivating north-easterly harbour views across Elizabeth Bay to The Heads, it's set on a 607sqm parcel of land and spans approximately 1,000sqm internally. Steeped in history, the home's stately proportions and original details bestow a rare sense of grandeur.

Residential R1 zoning provides potential for use as a boutique hotel or similar, with the building upgraded in 2020 to meet contemporary compliance standards, including a lift, new bathrooms and electrical, plumbing and fire safety enhancements. There's also scope to create three whole-floor residences or further develop the property. Privately set at the cul-de-sac end of one of the country's most exclusive streets, this peerless freestanding home is ready to be entrusted to new custodians who will honour its proud legacy.

10 BED | 10 BATH | 3 CAR

FOR SALE
Expressions of Interest

INSPECT
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or by appointment

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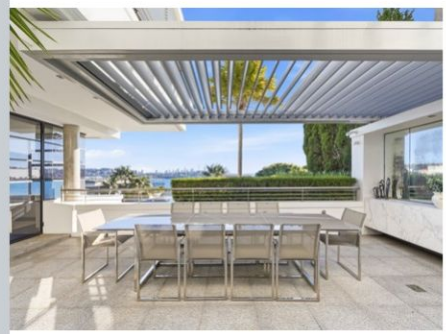
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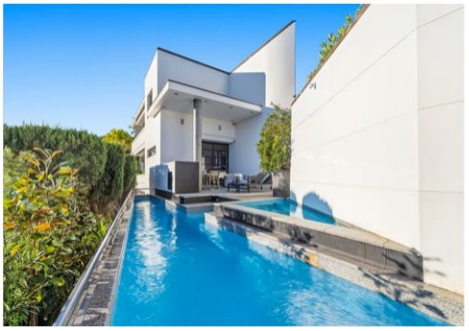
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ROSE BAY 1 Tivoli Avenue

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.

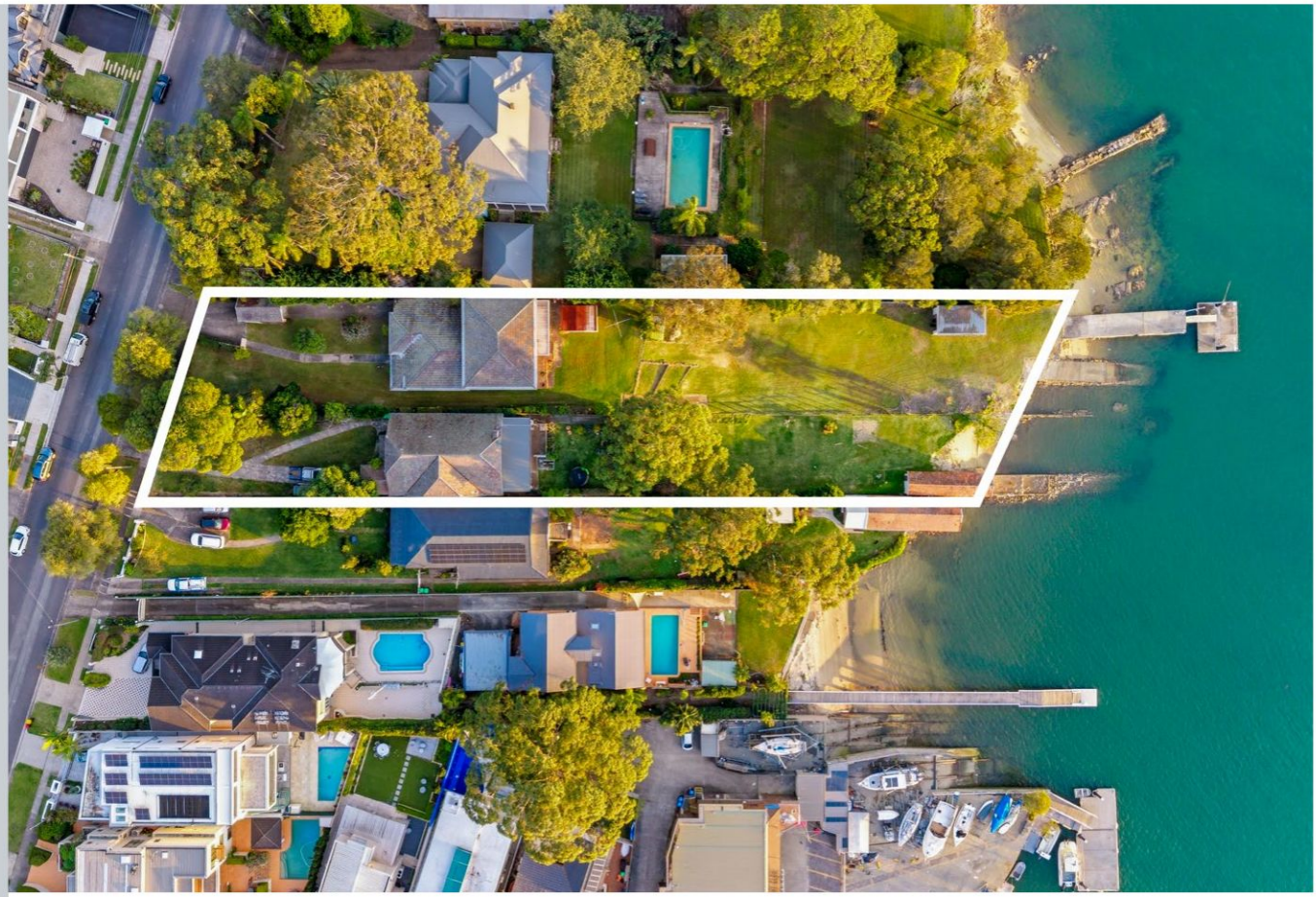
4 BED | 3·5 BATH | 3 CAR | POOL

FOR SALE
Expressions of Interest

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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

FOR SALE
Expressions of Interest

INSPECT
As advertised
or by appointment

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TAMARAMA 3 Wonderland Avenue

The benchmark in coastal luxury - panoramic ocean views







The blueprint for modern beachside luxury, this newly reimagined four-level family masterpiece is elevated high above Tamarama Beach, commanding sweeping views of the Pacific Ocean. Secluded in one of the East's most coveted cul-de-sacs, the Torrens titled residence reveals a generous floor space ratio with a versatile layout, beautiful, textural finishes and bespoke wellness facilities.

The architectural design encourages indoor/outdoor entertaining, featuring ocean-view terraces and a Mediterranean-inspired courtyard with a pool. A north-south orientation and expanses of floor-to-ceiling glass amplify iconic views and flood the interiors with natural light. Crowned by a whole-floor master retreat, it's the ultimate lifestyle purchase overlooking one of the world's most scenic beaches. Take the nearby pathway down to the water for your morning swim and coastal stroll or wander up to the thriving culinary hub of Bondi Road for dinner at Totti's or Iberica.

5 BED | 4 BATH | 4 CAR | POOL

FOR SALE

Expressions of Interest
closing Tuesday 10th November

INSPECT

As advertised
or by appointment

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BONDI BEACH 8/246 Campbell Parade

'Mariposa' Remarkable new Luigi Rosselli beachfront sub-penthouse







Architect of the Year 2026 Luigi Rosselli has overseen an extraordinary renewal of the Art Deco beachfront icon, Mariposa, reviving the façade while creating a visionary new architectural statement just 50m from the shores of Bondi.

The sub-penthouse captures never-to-be-built-out 180-degree ocean views from Ben Buckler to Icebergs and the Maroubra Headland. Interior designers Handelsmann & Khaw have curated a palette of beautiful materials and richly layered spaces, bringing together marble accents, herringbone timber floors and bespoke joinery.

Currently generating strong rental income as a luxury Airbnb managed by Hotelesque, there's the option to purchase this ultimate lifestyle address fully furnished for walk-in-walk-out ease. Wake to morning swims, a thriving culinary culture, coastal walks and weekend markets at your door.

3 BED | 2 BATH | 120 SQM

FOR SALE
Expressions of Interest

INSPECT
As advertised
or by appointment

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BONDI 1 Miller Street

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