SOLD NSW · PROPERTY MARKET REPORT

Annandale NSW 2038

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +4	$2,260,000 +18%	$2,468,462 +50%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,640,000	$1,455,000	$32.09M

POSTCODE 2038 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$807	46

Figures cover the entire 2038 postcode area, not Annandale alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,260,000 +18%	$2,468,462 +50%	13 +44%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Annandale NSW 2038 in October 2026.
- The median sale price rose 18% to $2,260,000, up from $1,920,000 in September 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $1,455,000 to $3,640,000, a spread of $2,185,000.
- The standout sale was 352 ANNANDALE ST at $3,640,000 on 29 Oct — 61% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
352 ANNANDALE ST	Residential	**$3,640,000**	29 Oct
163 ANNANDALE ST	Residential	**$3,525,000**	21 Oct
73 FERRIS ST	Residential	**$3,300,000**	26 Oct
18 PRITCHARD ST	Residential	**$3,150,000**	9 Oct
25 NELSON ST	Residential	**$2,700,000**	2 Oct
5/65 JOHNSTON ST	Residential	**$2,270,000**	19 Oct
66 WELLS ST	Residential	**$2,260,000**	6 Oct
182 TRAFALGAR ST	Residential	**$2,225,000**	2 Oct
186 YOUNG ST	Residential	**$2,200,000**	21 Oct
2 SUSAN LANE	Residential	**$2,060,000**	1 Oct
87 YOUNG ST	Residential	**$1,730,000**	15 Oct
59 FERRIS ST	Residential	**$1,575,000**	13 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.