

# Ashfield NSW 2131

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                             |                                   |                                      |
|-----------------------------|-----------------------------------|--------------------------------------|
| TOTAL SALES<br>13<br>-21    | MEDIAN PRICE<br>\$800,000<br>-19% | AVERAGE PRICE<br>\$1,077,158<br>-17% |
| HIGHEST SALE<br>\$3,200,000 | LOWEST SALE<br>\$194,050          | TOTAL VALUE<br>\$14.00M              |

POSTCODE 2131 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$720 | AVERAGE WEEKLY RENT<br>\$727 | OBSERVATIONS<br>123 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2131 postcode area, not Ashfield alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

|                                   |                                      |                           |
|-----------------------------------|--------------------------------------|---------------------------|
| MEDIAN PRICE<br>\$800,000<br>-19% | AVERAGE PRICE<br>\$1,077,158<br>-17% | TOTAL SALES<br>13<br>-62% |
|-----------------------------------|--------------------------------------|---------------------------|

PROPERTY TYPE BREAKDOWN

|              |           |
|--------------|-----------|
| Residentials | 13 (100%) |
|--------------|-----------|

KEY MARKET INSIGHTS

- 13 properties settled in Ashfield NSW 2131 in September 2026.
- The median sale price fell 19% to \$800,000, down from \$985,000 in August.
- All 13 recorded sales were residentials.
- Prices ranged widely — from \$194,050 to \$3,200,000, a spread of \$3,005,950.
- The standout sale was 20 VICTORIA SQ at \$3,200,000 on 15 Sep — 300% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS              | TYPE        | SOLD PRICE  | DATE   |
|----------------------|-------------|-------------|--------|
| 20 VICTORIA SQ       | Residential | \$3,200,000 | 15 Sep |
| 3 SEAVIEW ST         | Residential | \$2,290,000 | 15 Sep |
| 14 HEIGHWAY AVE      | Residential | \$1,353,000 | 15 Sep |
| 1/43 ORPINGTON ST    | Residential | \$1,190,000 | 4 Sep  |
| 802/17 THE ESPLANADE | Residential | \$930,000   | 11 Sep |
| 120/1 BROWN ST       | Residential | \$800,000   | 3 Sep  |
| 12/34 ALT ST         | Residential | \$800,000   | 11 Sep |
| 309/168 LIVERPOOL RD | Residential | \$710,000   | 16 Sep |
| 4 G/2 MURRELL ST     | Residential | \$670,000   | 4 Sep  |
| 17/371 LIVERPOOL RD  | Residential | \$640,000   | 4 Sep  |
| 6/21 SHEPHERD ST     | Residential | \$626,000   | 4 Sep  |
| 29/7 A BRUCE ST      | Residential | \$600,000   | 3 Sep  |