SOLD NSW · PROPERTY MARKET REPORT

Ashfield NSW 2131

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 +9	$921,000 +11%	$1,032,274 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,200,000	$530,000	$32.00M

POSTCODE 2131 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$703	110

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$921,000 +11%	$1,032,274 -1%	31 +41%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 31 properties settled in Ashfield NSW 2131 in October 2026.
- The median sale price rose 11% to $921,000, up from $828,000 in September 2026.
- All 31 recorded sales were residentials.
- Prices ranged widely — from $530,000 to $2,200,000, a spread of $1,670,000.
- The standout sale was 19 GRIFFITHS ST at $2,200,000 on 14 Oct — 139% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 GRIFFITHS ST	Residential	**$2,200,000**	14 Oct
95 HOLDEN ST	Residential	**$2,000,000**	15 Oct
16 HEDGER AVE	Residential	**$1,900,000**	1 Oct
119 BLAND ST	Residential	**$1,792,000**	9 Oct
702/55 NORTON ST	Residential	**$1,522,000**	12 Oct
73/18 KNOCKLAYDE ST	Residential	**$1,220,000**	16 Oct
57 ARTHUR ST	Residential	**$1,200,000**	15 Oct
17/33 HANKS ST	Residential	**$1,200,000**	19 Oct
702/328 LIVERPOOL RD	Residential	**$1,150,000**	8 Oct
2/90 VICTORIA ST	Residential	**$1,120,000**	6 Oct
12/49 CHARLOTTE ST	Residential	**$1,100,000**	28 Oct
312/328 LIVERPOOL RD	Residential	**$1,000,000**	29 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.