

Balmain NSW 2041

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -6	MEDIAN PRICE \$1,427,500 -30%	AVERAGE PRICE \$1,673,750 -16%
HIGHEST SALE \$3,250,000	LOWEST SALE \$880,000	TOTAL VALUE \$16.74M

POSTCODE 2041 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$950	AVERAGE WEEKLY RENT \$1,060	OBSERVATIONS 63
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Figures cover the entire 2041 postcode area, not Balmain alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,427,500 -30%	AVERAGE PRICE \$1,673,750 -16%	TOTAL SALES 10 -37%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Balmain NSW 2041 in September 2026.
- The median sale price fell 30% to \$1,427,500, down from \$2,037,500 in August.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$880,000 to \$3,250,000, a spread of \$2,370,000.
- The standout sale was 48 MORT ST at \$3,250,000 on 11 Sep — 128% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
48 MORT ST	Residential	\$3,250,000	11 Sep
5/148 BEATTIE ST	Residential	\$2,615,000	3 Sep
15 GLADSTONE ST	Residential	\$2,000,000	7 Sep
2 TOBRUK AVE	Residential	\$1,730,000	3 Sep
306 DARLING ST	Residential	\$1,700,000	2 Sep
204/110 ELLIOTT ST	Residential	\$1,155,000	17 Sep
204/108 ELLIOTT ST	Residential	\$1,152,500	17 Sep
5 F/1 BARR ST	Residential	\$1,130,000	4 Sep
18/6 THAMES ST	Residential	\$1,125,000	1 Sep
9/19 GLASSOP ST	Residential	\$880,000	16 Sep