SOLD NSW · PROPERTY MARKET REPORT

Balmain NSW 2041

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -2	$2,650,000 +55%	$3,648,167 +89%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,000,000	$82,500	$34.45M

POSTCODE 2041 RENTAL MARKET · SEPTEMBER 2026

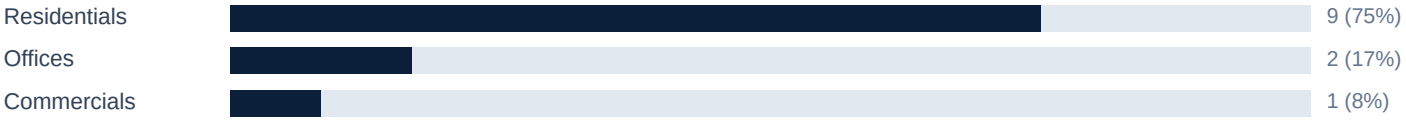
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$875	$1,005	75

Figures cover the entire 2041 postcode area, not Balmain alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,650,000 +55%	$3,648,167 +89%	12 -14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Balmain NSW 2041 in October 2026 — 9 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 55% to $2,650,000, up from $1,715,000 in September 2026.
- Residentials accounted for 75% of sales (9 of 12), compared to 17% for offices (2).
- Prices ranged widely — from $82,500 to $11,000,000, a spread of $10,917,500.
- The standout sale was 15 REYNOLDS ST at $11,000,000 on 23 Oct — 315% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 REYNOLDS ST	Residential	**$11,000,000**	23 Oct
18 LLEWELLYN ST	Residential	**$5,400,000**	29 Oct
12 A THEODORE ST	Residential	**$3,901,000**	9 Oct
13 TERRY ST	Residential	**$3,077,500**	21 Oct
22 PHILLIP ST	Residential	**$2,650,000**	8 Oct
3 TERRY ST	Residential	**$1,955,000**	22 Oct
13 WORTLEY ST	Residential	**$1,900,000**	15 Oct
3/427 DARLING ST	Residential	**$1,770,000**	16 Oct
302/114 ELLIOTT ST	Residential	**$1,180,000**	16 Oct
8 G/2 BEATTIE ST	Office	**$825,000**	9 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.