SOLD NSW · PROPERTY MARKET REPORT

Balmain east NSW 2041

March–May 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 0	$1,935,000 -49%	$3,343,300 -21%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$11,550,000	$750,000	$33.43M

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 east alone. Rental period: September 2026.

COMPARED TO DECEMBER 2025–FEBRUARY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,935,000 -49%	$3,343,300 -21%	10 0%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Balmain east NSW 2041 in March–May 2026.
- The median sale price fell 49% to $1,935,000, down from $3,825,000 in December 2025–February 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $750,000 to $11,550,000, a spread of $10,800,000.
- The standout sale was 12 A WILLIAM ST at $11,550,000 on 17 Mar — 497% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
12 A WILLIAM ST	Residential	**$11,550,000**	17 Mar
7 A DUKE PL	Residential	**$6,500,000**	26 May
20 PAUL ST	Residential	**$4,625,000**	14 May
1/41 DARLING ST	Residential	**$2,091,000**	28 Apr
5/19 NICHOLSON ST	Residential	**$1,950,000**	7 Apr
6/19 NICHOLSON ST	Residential	**$1,920,000**	14 May
20/16 HOSKING ST	Residential	**$1,750,000**	24 Mar
2/16 HOSKING ST	Residential	**$1,500,000**	13 Mar
13/15 JOHNSTON ST	Residential	**$797,000**	17 Apr
8/15 JOHNSTON ST	Residential	**$750,000**	10 Apr

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