SOLD NSW · PROPERTY MARKET REPORT

Blackwall NSW 2256

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 -3	$985,000 -16%	$1,301,071 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,700,000	$760,000	$18.21M

POSTCODE 2256 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$675	$674	37

Figures cover the entire 2256 postcode area, not Blackwall alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$985,000 -16%	$1,301,071 -1%	14 -18%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Blackwall NSW 2256 in July–September 2026.
- The median sale price fell 16% to $985,000, down from $1,175,000 in April–June 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $760,000 to $3,700,000, a spread of $2,940,000.
- The standout sale was 468 ORANGE GROVE RD at $3,700,000 on 31 Jul — 276% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
468 ORANGE GROVE RD	Residential	**$3,700,000**	31 Jul
363 BLACKWALL RD	Residential	**$2,350,000**	27 Jul
397 A ORANGE GROVE RD	Residential	**$1,475,000**	10 Jul
55 GALLIPOLI AVE	Residential	**$1,325,000**	21 Jul
2/48 GALLIPOLI AVE	Residential	**$1,200,000**	22 Jul
36 COMMONWEALTH AVE	Residential	**$1,180,000**	13 Jul
23 INKERMAN AVE	Residential	**$1,000,000**	27 Aug
9 DUNMORE ST	Residential	**$970,000**	20 Aug
2/64 GALLIPOLI AVE	Residential	**$910,000**	23 Jul
4/6 WALLABY ST	Residential	**$900,000**	25 Sep
2/58 COMMONWEALTH AVE	Residential	**$850,000**	7 Sep
15 GALLIPOLI AVE	Residential	**$835,000**	2 Sep

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