SOLD NSW · PROPERTY MARKET REPORT

Davidson NSW 2085

April–June 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$2,455,500 +0%	$2,405,200 +3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,650,000	$2,000,000	$24.05M

POSTCODE 2085 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,580	$1,411	7

Figures cover the entire 2085 postcode area, not Davidson alone. Rental period: September 2026.

COMPARED TO JANUARY–MARCH 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,455,500 +0%	$2,405,200 +3%	10 -17%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Davidson NSW 2085 in April–June 2026.
- The median sale price held steady at $2,455,500 — consistent with January–March 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $2,000,000 to $2,650,000, a spread of $650,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 MCBRIEN PL	Residential	**$2,650,000**	9 Jun
1 LANGHAM PL	Residential	**$2,630,000**	12 Jun
38 STONE PDE	Residential	**$2,600,000**	12 May
3 SHEAFFE PL	Residential	**$2,541,000**	14 Apr
22 HODDLE CRES	Residential	**$2,500,000**	1 Jun
103 PRAHRAN AVE	Residential	**$2,411,000**	22 May
52 STONE PDE	Residential	**$2,400,000**	16 Apr
36 MAITLAND ST	Residential	**$2,310,000**	8 May
41 ARANDA DR	Residential	**$2,010,000**	12 Jun
8 HODDLE CRES	Residential	**$2,000,000**	2 Apr

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