

Dulwich hill NSW 2203

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -11	MEDIAN PRICE \$860,000 -13%	AVERAGE PRICE \$889,167 -42%
HIGHEST SALE \$1,670,000	LOWEST SALE \$236,666	TOTAL VALUE \$8.89M

POSTCODE 2203 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$660	AVERAGE WEEKLY RENT \$703	OBSERVATIONS 76
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Figures cover the entire 2203 postcode area, not Dulwich hill alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$860,000 -13%	AVERAGE PRICE \$889,167 -42%	TOTAL SALES 10 -52%
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PROPERTY TYPE BREAKDOWN

Residentials 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Dulwich hill NSW 2203 in September 2026.
- The median sale price fell 13% to \$860,000, down from \$990,000 in August.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$236,666 to \$1,670,000, a spread of \$1,433,334.
- The standout sale was 41 UNION ST at \$1,670,000 on 7 Sep — 94% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
41 UNION ST	Residential	\$1,670,000	7 Sep
81/3 WILLIAMS PDE	Residential	\$1,225,000	4 Sep
5009/6 GROVE ST	Residential	\$1,000,000	7 Sep
10/593 NEW CANTERBURY RD	Residential	\$950,000	11 Sep
9/29 MYRA RD	Residential	\$880,000	4 Sep
8/401 MARRICKVILLE RD	Residential	\$840,000	7 Sep
122/801 NEW CANTERBURY RD	Residential	\$770,000	11 Sep
14/147 CONSTITUTION RD	Residential	\$690,000	2 Sep
1312/6 GROVE ST	Residential	\$630,000	10 Sep
5/387 NEW CANTERBURY RD	Residential	\$236,666	17 Sep