SOLD NSW · PROPERTY MARKET REPORT

Dulwich hill NSW 2203

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +5	$1,077,500 +22%	$1,227,222 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,235,000	$696,000	$22.09M

POSTCODE 2203 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$678	$705	72

Figures cover the entire 2203 postcode area, not Dulwich hill alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,077,500 +22%	$1,227,222 +1%	18 +38%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Dulwich hill NSW 2203 in October 2026.
- The median sale price rose 22% to $1,077,500, up from $880,000 in September 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $696,000 to $2,235,000, a spread of $1,539,000.
- The standout sale was 15 KAYS AVE W at $2,235,000 on 26 Oct — 107% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 KAYS AVE W	Residential	**$2,235,000**	26 Oct
401/825 NEW CANTERBURY RD	Residential	**$2,125,000**	12 Oct
21 A WINDSOR RD	Residential	**$2,020,000**	22 Oct
102 WINDSOR RD	Residential	**$1,700,000**	28 Oct
1/134 A THE BOULEVARDE	Residential	**$1,287,000**	21 Oct
9/8 WILLIAMS PDE	Residential	**$1,280,000**	29 Oct
29/10 TERRY RD	Residential	**$1,260,000**	16 Oct
17/10 TERRY RD	Residential	**$1,100,000**	16 Oct
8/46 TERRACE RD	Residential	**$1,090,000**	13 Oct
2712/6 GROVE ST	Residential	**$1,065,000**	15 Oct
13/87 THE BOULEVARDE	Residential	**$1,015,000**	23 Oct
203/589 NEW CANTERBURY RD	Residential	**$990,000**	14 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.