SOLD NSW · PROPERTY MARKET REPORT

East ryde NSW 2113

July–September 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$2,500,000 -1%	$2,319,818 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,010,000	$950,000	$25.52M

POSTCODE 2113 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$830	$854	311

Figures cover the entire 2113 postcode area, not East ryde alone. Rental period: September 2026.

COMPARED TO APRIL–JUNE 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,500,000 -1%	$2,319,818 -2%	11 +10%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in East ryde NSW 2113 in July–September 2026.
- The median sale price fell 1% to $2,500,000, down from $2,537,500 in April–June 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $950,000 to $3,010,000, a spread of $2,060,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 BIRCH ST	Residential	**$3,010,000**	31 Aug
43 FINCH AVE	Residential	**$2,631,000**	2 Jul
77 MONCRIEFF DR	Residential	**$2,600,000**	3 Jul
62 MONCRIEFF DR	Residential	**$2,575,000**	20 Aug
6 MELBA DR	Residential	**$2,560,000**	6 Aug
20 MONCRIEFF DR	Residential	**$2,500,000**	17 Jul
11 A LUMSDAINE AVE	Residential	**$2,227,000**	6 Aug
7 MONCRIEFF DR	Residential	**$2,190,000**	17 Jul
10 ELLIOTT AVE	Residential	**$2,175,000**	14 Sep
59 MELBA DR	Residential	**$2,100,000**	6 Aug
43 MONCRIEFF DR	Residential	**$950,000**	3 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.