

Epping NSW 2121

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 26 -22	MEDIAN PRICE \$809,500 -12%	AVERAGE PRICE \$1,056,677 -26%
HIGHEST SALE \$2,500,000	LOWEST SALE \$535,000	TOTAL VALUE \$27.47M

POSTCODE 2121 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$820	AVERAGE WEEKLY RENT \$883	OBSERVATIONS 146
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Figures cover the entire 2121 postcode area, not Epping alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$809,500 -12%	AVERAGE PRICE \$1,056,677 -26%	TOTAL SALES 26 -46%
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PROPERTY TYPE BREAKDOWN

Residential	26 (100%)
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KEY MARKET INSIGHTS

- 26 properties settled in Epping NSW 2121 in September 2026.
- The median sale price fell 12% to \$809,500, down from \$925,000 in August.
- All 26 recorded sales were residentials.
- Prices ranged widely — from \$535,000 to \$2,500,000, a spread of \$1,965,000.
- The standout sale was 27 KNOX AVE at \$2,500,000 on 11 Sep — 209% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 KNOX AVE	Residential	\$2,500,000	11 Sep
1 A LEWIS ST	Residential	\$2,466,888	3 Sep
46 RAY RD	Residential	\$2,288,888	7 Sep
151 MIDSON RD	Residential	\$1,900,000	11 Sep
4/22 BORONIA AVE	Residential	\$1,685,000	9 Sep
1510/22 CAMBRIDGE ST	Residential	\$1,308,888	17 Sep
307/22 CARLINGFORD RD	Residential	\$950,000	1 Sep
2002/2 CAMBRIDGE ST	Residential	\$905,000	10 Sep
402/2 CAMBRIDGE ST	Residential	\$895,950	10 Sep
21/42 KENT ST	Residential	\$880,000	4 Sep
2/28 BRIDGE ST	Residential	\$880,000	15 Sep
13/34 EDENSOR ST	Residential	\$875,000	7 Sep