SOLD NSW · PROPERTY MARKET REPORT

Leichhardt NSW 2040

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -4	$1,800,000 +9%	$1,833,706 +21%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,700,000	$950,000	$40.87M

POSTCODE 2040 RENTAL MARKET · SEPTEMBER 2026

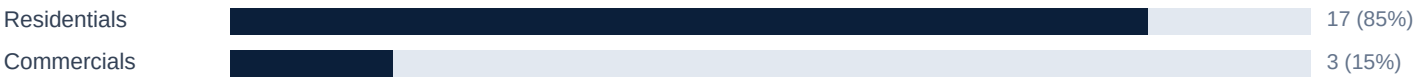
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$835	$893	81

Figures cover the entire 2040 postcode area, not Leichhardt alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,800,000 +9%	$1,833,706 +21%	20 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Leichhardt NSW 2040 in October 2026 — 17 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 9% to $1,800,000, up from $1,650,000 in September 2026.
- Residentials accounted for 85% of sales (17 of 20), compared to 15% for commercials (3).
- Prices ranged widely — from $950,000 to $5,700,000, a spread of $4,750,000.
- The standout sale was 329 PARRAMATTA RD at $5,700,000 on 7 Oct — 217% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
329 PARRAMATTA RD	Commercial	**$5,700,000**	7 Oct
2 ANNESLEY ST	Residential	**$3,500,000**	9 Oct
27 FLOOD ST	Residential	**$2,850,000**	9 Oct
9 EMMA ST	Residential	**$2,700,000**	23 Oct
341 PARRAMATTA RD	Commercial	**$2,500,000**	7 Oct
9 PROSPECT ST	Residential	**$2,100,000**	16 Oct
28 BURFITT ST	Residential	**$1,900,000**	9 Oct
32 ROFE ST	Residential	**$1,850,000**	6 Oct
3/14 MCDONALD ST	Residential	**$1,828,000**	26 Oct
2 NORTH AVE	Residential	**$1,825,000**	12 Oct
10 STANLEY ST	Residential	**$1,800,000**	6 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.