

Lidcombe NSW 2141

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -11	MEDIAN PRICE \$819,565 -1%	AVERAGE PRICE \$1,023,866 +7%
HIGHEST SALE \$2,795,000	LOWEST SALE \$500,000	TOTAL VALUE \$14.33M

POSTCODE 2141 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$786	OBSERVATIONS 147
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Figures cover the entire 2141 postcode area, not Lidcombe alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$819,565 -1%	AVERAGE PRICE \$1,023,866 +7%	TOTAL SALES 14 -44%
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PROPERTY TYPE BREAKDOWN

Residentials	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in Lidcombe NSW 2141 in September 2026.
- The median sale price fell 1% to \$819,565, down from \$825,000 in August.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$500,000 to \$2,795,000, a spread of \$2,295,000.
- The standout sale was 8 DEBORAH AVE at \$2,795,000 on 15 Sep — 241% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 DEBORAH AVE	Residential	\$2,795,000	15 Sep
21 WATER ST	Residential	\$1,720,000	10 Sep
15 BACHELL AVE	Residential	\$1,360,000	15 Sep
28 WAYLAND AVE	Residential	\$1,150,000	9 Sep
2702/1 PADDOCK ST	Residential	\$930,000	3 Sep
2402/1 PADDOCK ST	Residential	\$855,000	9 Sep
2002/1 PADDOCK ST	Residential	\$839,130	4 Sep
2802/1 PADDOCK ST	Residential	\$800,000	9 Sep
49/1 MARK ST	Residential	\$770,000	1 Sep
210/1 PADDOCK ST	Residential	\$770,000	10 Sep
511/2 KINGFISHER ST	Residential	\$750,000	7 Sep
208/36 JOHN ST	Residential	\$585,000	17 Sep