SOLD NSW · PROPERTY MARKET REPORT

Marrickville NSW 2204

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
34 0	$1,300,000 +4%	$1,569,939 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,550,000	$530,000	$56.36M

POSTCODE 2204 RENTAL MARKET · SEPTEMBER 2026

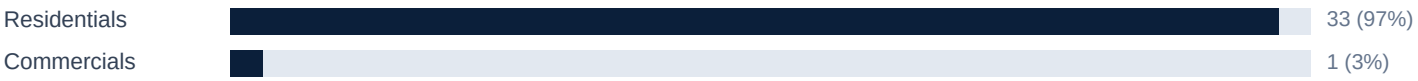
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$750	$810	114

Figures cover the entire 2204 postcode area, not Marrickville alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,300,000 +4%	$1,569,939 +11%	34 0%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 34 properties settled in Marrickville NSW 2204 in October 2026 — 33 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 4% to $1,300,000, up from $1,252,500 in September 2026.
- Residentials accounted for 97% of sales (33 of 34), compared to 3% for commercials (1).
- Prices ranged widely — from $530,000 to $4,550,000, a spread of $4,020,000.
- The standout sale was 136 VICTORIA RD at $4,550,000 on 2 Oct — 250% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
136 VICTORIA RD	Commercial	**$4,550,000**	2 Oct
124 WARREN RD	Residential	**$3,500,000**	6 Oct
11 ALBERMARLE ST	Residential	**$3,170,000**	26 Oct
2 DARLEY ST	Residential	**$3,100,000**	22 Oct
73 B ILLAWARRA RD	Residential	**$3,055,000**	28 Oct
6 EXCELSIOR PDE	Residential	**$3,016,000**	12 Oct
22 RUBY ST	Residential	**$2,510,000**	26 Oct
37 ROSEBY ST	Residential	**$2,300,000**	16 Oct
27 PERRY ST	Residential	**$2,295,000**	13 Oct
14 EXCELSIOR PDE	Residential	**$2,025,000**	6 Oct
68 CALVERT ST	Residential	**$1,850,000**	8 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.