

Miranda NSW 2228

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 -23	MEDIAN PRICE \$985,000 +2%	AVERAGE PRICE \$1,167,938 -9%
HIGHEST SALE \$2,140,000	LOWEST SALE \$449,000	TOTAL VALUE \$18.69M

POSTCODE 2228 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$813	AVERAGE WEEKLY RENT \$866	OBSERVATIONS 62
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Figures cover the entire 2228 postcode area, not Miranda alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$985,000 +2%	AVERAGE PRICE \$1,167,938 -9%	TOTAL SALES 16 -59%
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PROPERTY TYPE BREAKDOWN

Residentials	16 (100%)
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KEY MARKET INSIGHTS

- 16 properties settled in Miranda NSW 2228 in September 2026.
- The median sale price rose 2% to \$985,000, up from \$965,000 in August.
- All 16 recorded sales were residentials.
- Prices ranged widely — from \$449,000 to \$2,140,000, a spread of \$1,691,000.
- The standout sale was 65 FOREST RD at \$2,140,000 on 14 Sep — 117% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
65 FOREST RD	Residential	\$2,140,000	14 Sep
19 A WOONAH ST	Residential	\$2,000,000	15 Sep
3 LOLA PL	Residential	\$1,850,000	1 Sep
167 B KARIMBLA RD	Residential	\$1,775,000	9 Sep
73 A MATSON CRES	Residential	\$1,658,000	17 Sep
704/3 PINNACLE ST	Residential	\$1,310,000	1 Sep
401/57 MIRANDA RD	Residential	\$1,100,000	17 Sep
403/22 PINNACLE ST	Residential	\$1,015,000	14 Sep
410/3 PINNACLE ST	Residential	\$955,000	17 Sep
49/7 JACKSON AVE	Residential	\$840,000	16 Sep
23/23 WILLOCK AVE	Residential	\$820,000	10 Sep
403/40 PINNACLE ST	Residential	\$780,000	9 Sep