SOLD NSW · PROPERTY MARKET REPORT

Miranda NSW 2228

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
29 -2	$1,105,000 +14%	$1,300,875 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,670,000	$366,667	$36.79M

POSTCODE 2228 RENTAL MARKET · SEPTEMBER 2026

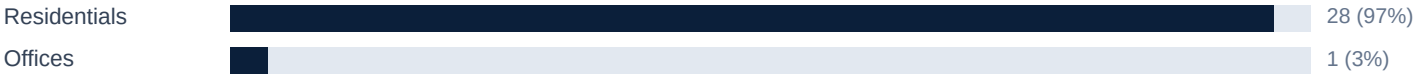
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$840	$902	74

Figures cover the entire 2228 postcode area, not Miranda alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,105,000 +14%	$1,300,875 +9%	29 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 29 properties settled in Miranda NSW 2228 in October 2026 — 28 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 14% to $1,105,000, up from $970,500 in September 2026.
- Residentials accounted for 97% of sales (28 of 29), compared to 3% for offices (1).
- Prices ranged widely — from $366,667 to $2,670,000, a spread of $2,303,333.
- The standout sale was 1 THE KNOLL at $2,670,000 on 19 Oct — 142% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 THE KNOLL	Residential	**$2,670,000**	19 Oct
3 PARTRIDGE AVE	Residential	**$2,170,000**	23 Oct
16 CROOKWELL AVE	Residential	**$2,150,000**	8 Oct
21 A KUMBARDANG AVE	Residential	**$2,100,000**	28 Oct
1 FRANCES PL	Residential	**$1,925,000**	16 Oct
4 VIEW ST	Residential	**$1,925,000**	29 Oct
248 PRESIDENT AVE	Residential	**$1,760,000**	27 Oct
5 B EDWARD AVE	Residential	**$1,755,000**	14 Oct
5/144 KARIMBLA RD	Residential	**$1,730,000**	27 Oct
160 PRESIDENT AVE	Residential	**$1,621,000**	9 Oct
39 B KAREENA RD	Residential	**$1,535,000**	26 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.