

Mortlake NSW 2137

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +9	MEDIAN PRICE \$790,000 0%	AVERAGE PRICE \$1,246,667 +42%
HIGHEST SALE \$13,000,000	LOWEST SALE \$620,000	TOTAL VALUE \$76.22M

POSTCODE 2137 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$835	AVERAGE WEEKLY RENT \$919	OBSERVATIONS 92
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Figures cover the entire 2137 postcode area, not Mortlake alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$790,000 0%	AVERAGE PRICE \$1,246,667 +42%	TOTAL SALES 14 +180%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (64%)
Vacant lands		5 (36%)

KEY MARKET INSIGHTS

- 14 properties settled in Mortlake NSW 2137 in May 2026 — 9 residential and 5 non-residential (commercial or land).
- The residential median sale price held steady at \$790,000 — consistent with April.
- Residentials accounted for 64% of sales (9 of 14), compared to 36% for vacant lands (5).
- Prices ranged widely — from \$620,000 to \$13,000,000, a spread of \$12,380,000.
- The standout sale was 118 TENNYSON RD at \$13,000,000 on 6 May — 1546% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
118 TENNYSON RD	Vacant land	\$13,000,000	6 May
122 TENNYSON RD	Vacant land	\$13,000,000	6 May
124 TENNYSON RD	Vacant land	\$13,000,000	6 May
126 TENNYSON RD	Vacant land	\$13,000,000	6 May
128 TENNYSON RD	Vacant land	\$13,000,000	6 May
303/140 TENNYSON RD	Residential	\$5,050,000	29 May
202/1 NORTHCOTE ST	Residential	\$860,000	28 May
604/5 NORTHCOTE ST	Residential	\$835,000	28 May
212/20 HILLY ST	Residential	\$810,000	25 May
504/8 HILLY ST	Residential	\$790,000	12 May
101/16 HILLY ST	Residential	\$785,000	7 May