SOLD NSW · PROPERTY MARKET REPORT

Mortlake NSW 2137

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -5	$843,250 +1%	$1,250,175 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,500,000	$572,000	$26.60M

POSTCODE 2137 RENTAL MARKET · SEPTEMBER 2026

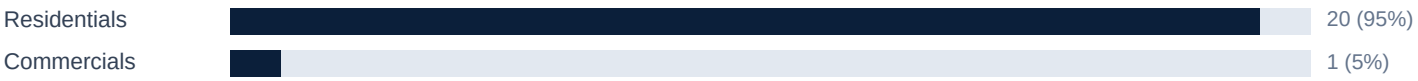
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$965	57

Figures cover the entire 2137 postcode area, not Mortlake alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$843,250 +1%	$1,250,175 -10%	21 -19%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Mortlake NSW 2137 in August–October 2026 — 20 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to $843,250, up from $835,000 in May–July 2026.
- Residentials accounted for 95% of sales (20 of 21), compared to 5% for commercials (1).
- Prices ranged widely — from $572,000 to $5,500,000, a spread of $4,928,000.
- The standout sale was 10/140 TENNYSON RD at $5,500,000 on 30 Sep — 552% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10/140 TENNYSON RD	Residential	**$5,500,000**	30 Sep
44 EDWIN ST	Residential	**$3,000,000**	20 Aug
3/24 BENNETT ST	Residential	**$1,626,000**	21 Sep
12 A MCDONALD ST	Commercial	**$1,600,000**	15 Sep
5/81 BERTRAM ST	Residential	**$1,380,000**	29 Sep
14/40 HILLY ST	Residential	**$1,300,000**	30 Sep
27/86 TENNYSON RD	Residential	**$1,150,000**	27 Aug
307/20 HILLY ST	Residential	**$1,100,000**	28 Aug
305/16 HILLY ST	Residential	**$910,000**	16 Sep
101/10 HILLY ST	Residential	**$874,000**	7 Sep
503/5 NORTHCOTE ST	Residential	**$870,000**	24 Sep

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.