

Newington NSW 2127

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +2	MEDIAN PRICE \$950,000 -36%	AVERAGE PRICE \$1,259,667 -15%
HIGHEST SALE \$2,100,000	LOWEST SALE \$805,000	TOTAL VALUE \$12.52M

POSTCODE 2127 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$873	OBSERVATIONS 221
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Figures cover the entire 2127 postcode area, not Newington alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$950,000 -36%	AVERAGE PRICE \$1,259,667 -15%	TOTAL SALES 10 +25%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (90%)
Offices		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Newington NSW 2127 in April 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 36% to \$950,000, down from \$1,480,000 in March.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for offices (1).
- Prices ranged widely — from \$805,000 to \$2,100,000, a spread of \$1,295,000.
- The standout sale was 53 NEWINGTON BVD at \$2,100,000 on 20 Apr — 121% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
53 NEWINGTON BVD	Residential	\$2,100,000	20 Apr
34 POPOV AVE	Residential	\$1,900,000	13 Apr
3 NEWINGTON BVD	Residential	\$1,790,000	23 Apr
40/8 AVENUE OF THE AMERICAS	Office	\$1,182,500	29 Apr
11/9 NURMI AVE	Residential	\$1,165,000	23 Apr
12/15 BLAXLAND AVE	Residential	\$950,000	9 Apr
110/3 AVENUE OF EUROPE	Residential	\$890,000	15 Apr
13/19 PEARCE AVE	Residential	\$887,000	13 Apr
205/3 AVENUE OF EUROPE	Residential	\$850,000	10 Apr
5/7 MOCKRIDGE AVE	Residential	\$805,000	28 Apr