SOLD NSW · PROPERTY MARKET REPORT

Newtown NSW 2042

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -4	$1,425,000 +8%	$1,660,765 +18%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$18,597,150	$420,000	$48.68M

POSTCODE 2042 RENTAL MARKET · SEPTEMBER 2026

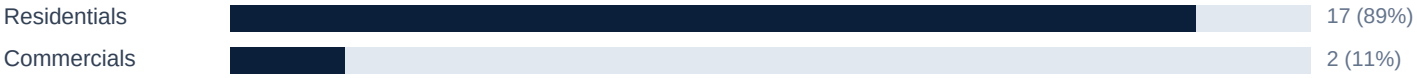
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$806	123

Figures cover the entire 2042 postcode area, not Newtown alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,425,000 +8%	$1,660,765 +18%	19 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in Newtown NSW 2042 in October 2026 — 17 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 8% to $1,425,000, up from $1,320,000 in September 2026.
- Residentials accounted for 89% of sales (17 of 19), compared to 11% for commercials (2).
- Prices ranged widely — from $420,000 to $18,597,150, a spread of $18,177,150.
- The standout sale was 324 KING ST at $18,597,150 on 6 Oct — 1205% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
324 KING ST	Commercial	**$18,597,150**	6 Oct
5 WARREN BALL AVE	Residential	**$6,050,000**	26 Oct
191 AUSTRALIA ST	Residential	**$2,751,000**	9 Oct
21 SLOANE ST	Residential	**$2,000,000**	2 Oct
17 PEARL ST	Residential	**$1,850,000**	1 Oct
19 BEDFORD ST	Residential	**$1,850,000**	16 Oct
6 KING ST	Commercial	**$1,848,000**	15 Oct
95 STATION ST	Residential	**$1,842,000**	9 Oct
175 DENISON ST	Residential	**$1,655,000**	19 Oct
52 PHILLIP ST	Residential	**$1,640,000**	6 Oct
9 COMMODORE ST	Residential	**$1,425,000**	16 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.