SOLD NSW · PROPERTY MARKET REPORT

North epping NSW 2121

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +1	$2,300,000 +1%	$2,162,308 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,250,000	$590,000	$28.11M

POSTCODE 2121 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$851	118

Figures cover the entire 2121 postcode area, not North epping alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,300,000 +1%	$2,162,308 -6%	13 +8%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in North epping NSW 2121 in August–October 2026.
- The median sale price rose 1% to $2,300,000, up from $2,281,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $590,000 to $3,250,000, a spread of $2,660,000.
- The standout sale was 25 NEWTON ST at $3,250,000 on 10 Sep — 41% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 NEWTON ST	Residential	**$3,250,000**	10 Sep
21 HOWARD PL	Residential	**$2,950,000**	19 Oct
10 GILLARD WAY	Residential	**$2,930,000**	6 Aug
118 NORFOLK RD	Residential	**$2,510,000**	24 Aug
27 MARCELLA ST	Residential	**$2,380,000**	20 Aug
333 MALTON RD	Residential	**$2,350,000**	4 Aug
41 A DEVON ST	Residential	**$2,300,000**	4 Sep
4 GRIGG AVE	Residential	**$2,280,000**	27 Aug
3 BECK ST	Residential	**$1,790,000**	7 Sep
1/17 PINNER CL	Residential	**$1,680,000**	23 Sep
12 BEDFORD RD	Residential	**$1,600,000**	25 Aug
5/269 MALTON RD	Residential	**$1,500,000**	19 Aug

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.