

# North richmond NSW 2754

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                                |                                                 |
|------------------------------------|------------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>15<br><div>+3</div> | MEDIAN PRICE<br>\$1,530,000<br><div>+12%</div> | AVERAGE PRICE<br>\$1,597,420<br><div>+24%</div> |
| HIGHEST SALE<br>\$10,550,000       | LOWEST SALE<br>\$187,000                       | TOTAL VALUE<br>\$39.17M                         |

POSTCODE 2754 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$650 | AVERAGE WEEKLY RENT<br>\$680 | OBSERVATIONS<br>25 |
|-----------------------------|------------------------------|--------------------|

Figures cover the entire 2754 postcode area, not North richmond alone. Rental period: August 2026.

COMPARED TO JUNE 2026

|                                                |                                                 |                                      |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$1,530,000<br><div>+12%</div> | AVERAGE PRICE<br>\$1,597,420<br><div>+24%</div> | TOTAL SALES<br>15<br><div>+25%</div> |
|------------------------------------------------|-------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 9 (60%) |
| Factorys     | <div></div> | 2 (13%) |
| Vacant lands | <div></div> | 2 (13%) |
| Commercials  | <div></div> | 2 (13%) |

KEY MARKET INSIGHTS

- 15 properties settled in North richmond NSW 2754 in July 2026 — 9 residential and 6 non-residential (commercial or land).
- The residential median sale price rose 12% to \$1,530,000, up from \$1,369,000 in June.
- Residentials accounted for 60% of sales (9 of 15), compared to 13% for factorys (2).
- Prices ranged widely — from \$187,000 to \$10,550,000, a spread of \$10,363,000.
- The standout sale was 9 CHARLES ST at \$10,550,000 on 2 Jul — 590% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS                | TYPE        | SOLD PRICE   | DATE   |
|------------------------|-------------|--------------|--------|
| 9 CHARLES ST           | Commercial  | \$10,550,000 | 2 Jul  |
| 14 ELIZABETH ST        | Commercial  | \$10,550,000 | 2 Jul  |
| 219 BELLS LINE OF ROAD | Residential | \$5,000,000  | 20 Jul |
| 54 IRRIGATOR DR        | Residential | \$1,800,000  | 16 Jul |
| 43 TERRAIN RD          | Residential | \$1,680,000  | 24 Jul |
| 7 SUMMIT RDGE          | Residential | \$1,606,000  | 28 Jul |
| 20 KOOKABURRA CRES     | Residential | \$1,530,000  | 7 Jul  |
| 3/34 ELIZABETH ST      | Factory     | \$1,400,000  | 3 Jul  |
| 128 TERRACE RD         | Vacant land | \$950,000    | 3 Jul  |