SOLD NSW · PROPERTY MARKET REPORT

North richmond NSW 2754

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 -16	$1,403,000 +4%	$1,387,100 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,557,500	$520,000	$35.50M

POSTCODE 2754 RENTAL MARKET · SEPTEMBER 2026

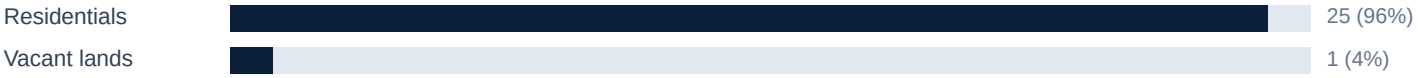
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$645	$787	12

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,403,000 +4%	$1,387,100 +7%	26 -38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 26 properties settled in North richmond NSW 2754 in August–October 2026 — 25 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 4% to $1,403,000, up from $1,350,000 in May–July 2026.
- Residentials accounted for 96% of sales (25 of 26), compared to 4% for vacant lands (1).
- Prices ranged widely — from $520,000 to $2,557,500, a spread of $2,037,500.
- The standout sale was 140 REDBANK RD at $2,557,500 on 2 Sep — 82% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
140 REDBANK RD	Residential	**$2,557,500**	2 Sep
1 MULLENS RD	Residential	**$2,100,000**	3 Aug
71 SLOPES RD	Residential	**$2,072,000**	28 Oct
157 CROOKED LANE	Residential	**$1,825,000**	15 Sep
6 PLAINS RD	Residential	**$1,800,000**	29 Sep
38 GRAZIER WAY	Residential	**$1,720,000**	31 Aug
16 KOOKABURRA CRES	Residential	**$1,680,000**	2 Sep
14 PLAINS RD	Residential	**$1,600,000**	31 Aug
3 PINNACLE RISE	Residential	**$1,530,000**	9 Sep
95 ARTHUR PHILLIP DR	Residential	**$1,450,000**	30 Sep
12 RANGE ST	Residential	**$1,445,000**	6 Oct

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.