

North ryde NSW 2113

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 21 +2	MEDIAN PRICE \$1,300,000 -33%	AVERAGE PRICE \$1,667,610 -7%
HIGHEST SALE \$3,325,000	LOWEST SALE \$545,000	TOTAL VALUE \$35.02M

POSTCODE 2113 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$840	AVERAGE WEEKLY RENT \$895	OBSERVATIONS 285
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Figures cover the entire 2113 postcode area, not North ryde alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,300,000 -33%	AVERAGE PRICE \$1,667,610 -7%	TOTAL SALES 21 +11%
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PROPERTY TYPE BREAKDOWN

Residential	21 (100%)
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KEY MARKET INSIGHTS

- 21 properties settled in North ryde NSW 2113 in August 2026.
- The median sale price fell 33% to \$1,300,000, down from \$1,950,000 in July.
- All 21 recorded sales were residentials.
- Prices ranged widely — from \$545,000 to \$3,325,000, a spread of \$2,780,000.
- The standout sale was 4 A LILY ST at \$3,325,000 on 10 Aug — 156% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 A LILY ST	Residential	\$3,325,000	10 Aug
8 NAPIER CRES	Residential	\$3,000,000	26 Aug
19 NORTHCOTT ST	Residential	\$2,840,000	14 Aug
54 A AVON RD	Residential	\$2,800,000	14 Aug
33 COONEY ST	Residential	\$2,600,000	12 Aug
5 CLARENCE ST	Residential	\$2,400,000	20 Aug
28 LORNA AVE	Residential	\$2,205,000	13 Aug
19 RYRIE ST	Residential	\$2,182,000	21 Aug
19 LORNA AVE	Residential	\$2,180,000	31 Aug
41 A BRIDGE RD	Residential	\$1,890,000	31 Aug
3/32 TWIN RD	Residential	\$1,300,000	25 Aug
209/5 B WHITESIDE ST	Residential	\$1,265,000	5 Aug