SOLD NSW · PROPERTY MARKET REPORT

North ryde NSW 2113

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 +6	$1,808,500 -14%	$1,602,849 -14%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,500,000	$585,000	$30.25M

POSTCODE 2113 RENTAL MARKET · SEPTEMBER 2026

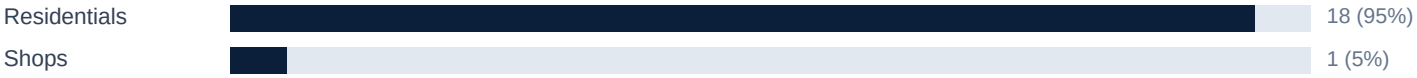
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$830	$854	311

Figures cover the entire 2113 postcode area, not North ryde alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,808,500 -14%	$1,602,849 -14%	19 +46%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 19 properties settled in North ryde NSW 2113 in October 2026 — 18 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 14% to $1,808,500, down from $2,100,000 in September 2026.
- Residentials accounted for 95% of sales (18 of 19), compared to 5% for shops (1).
- Prices ranged widely — from $585,000 to $3,500,000, a spread of $2,915,000.
- The standout sale was 8 A JOPLING ST at $3,500,000 on 1 Oct — 94% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 A JOPLING ST	Residential	**$3,500,000**	1 Oct
9 CLARENCE ST	Residential	**$2,580,000**	16 Oct
27 A BLENHEIM RD	Residential	**$2,500,000**	6 Oct
86 PARKLANDS RD	Residential	**$2,345,000**	9 Oct
63 NUMA RD	Residential	**$2,250,000**	26 Oct
32 GILDA ST	Residential	**$2,100,000**	21 Oct
9 PAMELA ST	Residential	**$2,100,000**	19 Oct
14 GILDA ST	Residential	**$2,000,000**	16 Oct
4/25 ADA ST	Residential	**$1,840,000**	19 Oct
2/1 MAGDALA RD	Residential	**$1,777,000**	16 Oct
5 A DELHI RD	Shop	**$1,400,000**	28 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.