SOLD NSW · PROPERTY MARKET REPORT

# Paddington NSW 2021

August 2026 Monthly Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 17 (-10) | $2,345,000 (-1%) | $2,645,625 (-3%) |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $5,000,000 | $951,000 | $43.41M |

## POSTCODE 2021 RENTAL MARKET · AUGUST 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $900 | $1,103 | 108 |

Figures cover the entire 2021 postcode area, not Paddington alone. Rental period: August 2026.

## COMPARED TO JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $2,345,000 -1% | $2,645,625 -3% | 17 -37% |

## PROPERTY TYPE BREAKDOWN

| | |
|---|---|
| Residentials | 16 (94%) |
| Commercials | 1 (6%) |

## KEY MARKET INSIGHTS

- 17 properties settled in Paddington NSW 2021 in August 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 1% to $2,345,000, down from $2,360,000 in July.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from $951,000 to $5,000,000, a spread of $4,049,000.
- The standout sale was 138 HARGRAVE ST at $5,000,000 on 7 Aug — 113% above the monthly median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 138 HARGRAVE ST | Residential | **$5,000,000** | 7 Aug |
| 21 SUTHERLAND ST | Residential | **$5,000,000** | 20 Aug |
| 21 NORFOLK ST | Residential | **$4,200,000** | 4 Aug |
| 51 UNION ST | Residential | **$3,500,000** | 14 Aug |
| 56 SELWYN ST | Residential | **$3,450,000** | 21 Aug |
| 67 UNION ST | Residential | **$3,349,000** | 18 Aug |
| 114 SUTHERLAND ST | Residential | **$2,550,000** | 3 Aug |
| 75 ELIZABETH ST | Residential | **$2,430,000** | 14 Aug |
| 45 WILLIAM ST | Residential | **$2,260,000** | 20 Aug |
| 5/42 FLINTON ST | Residential | **$2,000,000** | 10 Aug |
| 10 VICTORIA PL | Residential | **$1,800,000** | 24 Aug |