SOLD NSW · PROPERTY MARKET REPORT

Paddington NSW 2021

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -1	$3,075,000 +26%	$3,050,625 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,250,000	$380,000	$56.06M

POSTCODE 2021 RENTAL MARKET · SEPTEMBER 2026

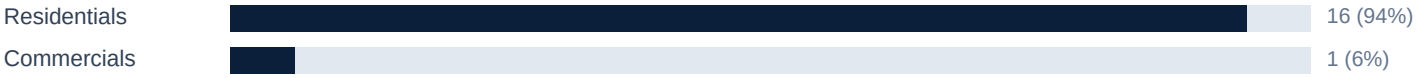
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$1,055	105

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$3,075,000 +26%	$3,050,625 +11%	17 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in Paddington NSW 2021 in October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 26% to $3,075,000, up from $2,450,000 in September 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from $380,000 to $7,250,000, a spread of $6,870,000.
- The standout sale was 7 ELIZABETH ST at $7,250,000 on 26 Oct — 136% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 ELIZABETH ST	Commercial	**$7,250,000**	26 Oct
98 HARGRAVE ST	Residential	**$4,845,000**	26 Oct
67 PADDINGTON ST	Residential	**$4,750,000**	16 Oct
142 JERSEY RD	Residential	**$4,675,000**	28 Oct
53 ELIZABETH ST	Residential	**$4,600,000**	8 Oct
69 UNION ST	Residential	**$4,520,000**	9 Oct
54 STEWART ST	Residential	**$3,965,000**	8 Oct
17 DILLON ST	Residential	**$3,575,000**	29 Oct
176 HARGRAVE ST	Residential	**$3,100,000**	9 Oct
58 GLENMORE RD	Residential	**$3,050,000**	15 Oct
12 SHADFORTH ST	Residential	**$2,750,000**	22 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.