

Russell lea NSW 2046

June 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +8	MEDIAN PRICE \$3,350,000 +21%	AVERAGE PRICE \$3,090,077 +16%
HIGHEST SALE \$7,100,000	LOWEST SALE \$306,900	TOTAL VALUE \$40.48M

POSTCODE 2046 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$850	AVERAGE WEEKLY RENT \$975	OBSERVATIONS 95
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Figures cover the entire 2046 postcode area, not Russell lea alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$3,350,000 +21%	AVERAGE PRICE \$3,090,077 +16%	TOTAL SALES 14 +133%
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PROPERTY TYPE BREAKDOWN

Residentials		13 (93%)
Vacant lands		1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Russell lea NSW 2046 in June 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 21% to \$3,350,000, up from \$2,759,000 in May.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for vacant lands (1).
- Prices ranged widely — from \$306,900 to \$7,100,000, a spread of \$6,793,100.
- The standout sale was 76 CLEMENTS ST at \$7,100,000 on 23 Jun — 112% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
76 CLEMENTS ST	Residential	\$7,100,000	23 Jun
3 MURRAY ST	Residential	\$4,800,000	4 Jun
3 REIMS ST	Residential	\$4,180,000	30 Jun
2 A MYALORA ST	Residential	\$3,600,000	12 Jun
25 B THE PARADE	Residential	\$3,500,000	9 Jun
1 SIBBICK ST	Residential	\$3,425,000	12 Jun
55 BURNELL ST	Residential	\$3,350,000	19 Jun
5 JANET ST	Residential	\$3,190,000	15 Jun
251 A LYONS RD	Residential	\$2,736,000	2 Jun
1/66 HAMPDEN RD	Residential	\$1,600,000	18 Jun
9/20 THE PARADE	Residential	\$1,190,000	1 Jun