SOLD NSW · PROPERTY MARKET REPORT

# Russell lea NSW 2046

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 11 -16 | $2,380,000 -14% | $2,742,273 +2% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $4,500,000 | $1,100,000 | $30.16M |

## POSTCODE 2046 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $900 | $964 | 84 |

Figures cover the entire 2046 postcode area, not Russell lea alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $2,380,000 -14% | $2,742,273 +2% | 11 -59% |

## PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

## KEY MARKET INSIGHTS

- 11 properties settled in Russell lea NSW 2046 in August–October 2026.
- The median sale price fell 14% to $2,380,000, down from $2,759,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $1,100,000 to $4,500,000, a spread of $3,400,000.
- The standout sale was 36 PINE AVE at $4,500,000 on 25 Aug — 89% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 36 PINE AVE | Residential | **$4,500,000** | 25 Aug |
| 34 UNDINE ST | Residential | **$4,170,000** | 31 Aug |
| 19 LENORE ST | Residential | **$3,600,000** | 20 Oct |
| 31 TAIT ST | Residential | **$3,000,000** | 26 Oct |
| 8 ROWLEY RD | Residential | **$2,550,000** | 11 Sep |
| 21 TAIT ST | Residential | **$2,380,000** | 20 Aug |
| 236 LYONS RD | Residential | **$2,380,000** | 29 Oct |
| 246 A LYONS RD | Residential | **$2,325,000** | 15 Oct |
| 35 BOUVARDIA ST | Residential | **$2,250,000** | 21 Sep |
| 308 LYONS RD | Residential | **$1,910,000** | 27 Aug |
| 8/20 THE PARADE | Residential | **$1,100,000** | 6 Aug |

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.