

Rydalmere NSW 2116

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +1	MEDIAN PRICE \$1,550,000 +76%	AVERAGE PRICE \$1,469,000 -2%
HIGHEST SALE \$5,731,000	LOWEST SALE \$520,000	TOTAL VALUE \$24.42M

POSTCODE 2116 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$720	AVERAGE WEEKLY RENT \$771	OBSERVATIONS 15
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Figures cover the entire 2116 postcode area, not Rydalmere alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,550,000 +76%	AVERAGE PRICE \$1,469,000 -2%	TOTAL SALES 13 +8%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (85%)
Factorys		1 (8%)
Warehouses		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Rydalmere NSW 2116 in August 2026 — 11 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 76% to \$1,550,000, up from \$882,500 in July.
- Residentials accounted for 85% of sales (11 of 13), compared to 8% for factorys (1).
- Prices ranged widely — from \$520,000 to \$5,731,000, a spread of \$5,211,000.
- The standout sale was 4 MURIEL AVE at \$5,731,000 on 7 Aug — 270% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 MURIEL AVE	Factory	\$5,731,000	7 Aug
209 VICTORIA RD	Residential	\$3,000,000	20 Aug
21 MARY PDE	Warehouse	\$2,530,000	17 Aug
12 HILLMAN AVE	Residential	\$2,028,000	17 Aug
34 GAMMELL ST	Residential	\$1,950,000	24 Aug
28 MARY PDE	Residential	\$1,800,000	12 Aug
85 ANTOINE ST	Residential	\$1,570,000	26 Aug
47 GAMMELL ST	Residential	\$1,550,000	28 Aug
90 PATTERSON ST	Residential	\$1,330,000	7 Aug
80/127 PARK RD	Residential	\$996,000	20 Aug