

Ryde NSW 2112

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 28 -19	MEDIAN PRICE \$773,500 -31%	AVERAGE PRICE \$1,182,089 -20%
HIGHEST SALE \$3,800,000	LOWEST SALE \$85,500	TOTAL VALUE \$33.10M

POSTCODE 2112 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$790	AVERAGE WEEKLY RENT \$893	OBSERVATIONS 124
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Figures cover the entire 2112 postcode area, not Ryde alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$773,500 -31%	AVERAGE PRICE \$1,182,089 -20%	TOTAL SALES 28 -40%
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PROPERTY TYPE BREAKDOWN

Residentials	28 (100%)
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KEY MARKET INSIGHTS

- 28 properties settled in Ryde NSW 2112 in September 2026.
- The median sale price fell 31% to \$773,500, down from \$1,125,000 in August.
- All 28 recorded sales were residentials.
- Prices ranged widely — from \$85,500 to \$3,800,000, a spread of \$3,714,500.
- The standout sale was 196 BUFFALO RD at \$3,800,000 on 7 Sep — 391% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
196 BUFFALO RD	Residential	\$3,800,000	7 Sep
25 HEATH ST	Residential	\$3,108,000	16 Sep
1 SAMUEL ST	Residential	\$3,088,000	1 Sep
27 SMALLS RD	Residential	\$2,515,000	14 Sep
5 PIDDING RD	Residential	\$2,200,000	7 Sep
33 KUPPA RD	Residential	\$2,050,000	10 Sep
5/31 CLERMONT AVE	Residential	\$1,602,000	2 Sep
406/3 MEIKLE PL	Residential	\$1,200,000	4 Sep
220/21 PORTER ST	Residential	\$1,095,000	4 Sep
902 B/6 NANCARROW AVE	Residential	\$911,000	17 Sep
1009 B/6 NANCARROW AVE	Residential	\$880,000	4 Sep
25/15 A PORTER ST	Residential	\$830,000	16 Sep