SOLD NSW · PROPERTY MARKET REPORT

Surry hills NSW 2010

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
24 -9	$870,000 -34%	$1,120,658 -36%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$52,509,600	$305,000	$80.96M

POSTCODE 2010 RENTAL MARKET · SEPTEMBER 2026

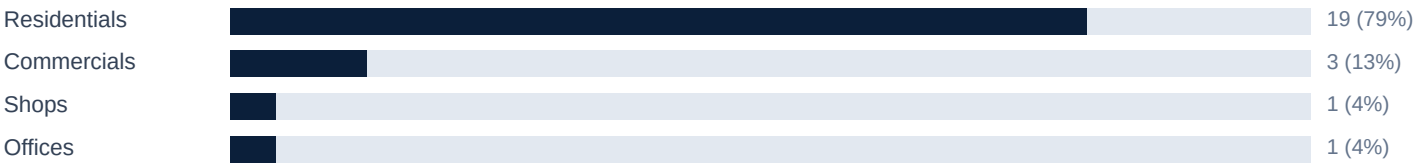
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$825	$896	255

Figures cover the entire 2010 postcode area, not Surry hills alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$870,000 -34%	$1,120,658 -36%	24 -27%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 24 properties settled in Surry hills NSW 2010 in October 2026 — 19 residential and 5 non-residential (commercial or land).
- The residential median sale price fell 34% to $870,000, down from $1,325,000 in September 2026.
- Residentials accounted for 79% of sales (19 of 24), compared to 13% for commercials (3).
- Prices ranged widely — from $305,000 to $52,509,600, a spread of $52,204,600.
- The standout sale was 470 CROWN ST at $52,509,600 on 6 Oct — 5936% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
470 CROWN ST	Commercial	**$52,509,600**	6 Oct
5/16 COOPER ST	Commercial	**$2,465,000**	19 Oct
497 CROWN ST	Residential	**$2,355,000**	16 Oct
7/16 COOPER ST	Commercial	**$2,000,000**	19 Oct
646 BOURKE ST	Shop	**$1,880,000**	8 Oct
25 PHELPS ST	Residential	**$1,730,000**	12 Oct
6 SMITH ST	Residential	**$1,670,000**	20 Oct
803 A/133 GOULBURN ST	Residential	**$1,615,000**	6 Oct
394 CLEVELAND ST	Residential	**$1,610,000**	9 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.