SOLD NSW · PROPERTY MARKET REPORT

Tempe NSW 2044

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -6	$1,780,000 +6%	$1,705,818 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,400,000	$897,000	$18.76M

POSTCODE 2044 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$914	29

Figures cover the entire 2044 postcode area, not Tempe alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,780,000 +6%	$1,705,818 -1%	11 -35%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Tempe NSW 2044 in August–October 2026.
- The median sale price rose 6% to $1,780,000, up from $1,680,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $897,000 to $2,400,000, a spread of $1,503,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 EDGAR ST	Residential	**$2,400,000**	20 Aug
77 STATION ST	Residential	**$2,300,000**	14 Aug
20 LYMERSTON ST	Residential	**$2,020,000**	11 Aug
100 TERRY ST	Residential	**$1,886,000**	16 Sep
54 SAMUEL ST	Residential	**$1,830,000**	26 Oct
8 HART ST	Residential	**$1,780,000**	8 Oct
70 STATION ST	Residential	**$1,650,000**	19 Oct
28 SMITH ST	Residential	**$1,600,000**	29 Oct
8 STATION ST	Residential	**$1,400,000**	24 Aug
27 STATION ST	Residential	**$1,001,000**	9 Oct
5/81 SAMUEL ST	Residential	**$897,000**	4 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.