

Ultimo NSW 2007

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -7	MEDIAN PRICE \$762,000 -8%	AVERAGE PRICE \$797,833 -10%
HIGHEST SALE \$3,000,000	LOWEST SALE \$65,000	TOTAL VALUE \$9.57M

POSTCODE 2007 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$519	AVERAGE WEEKLY RENT \$607	OBSERVATIONS 478
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Figures cover the entire 2007 postcode area, not Ultimo alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$762,000 -8%	AVERAGE PRICE \$797,833 -10%	TOTAL SALES 12 -37%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Carspaces		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Ultimo NSW 2007 in August 2026.
- The median sale price fell 8% to \$762,000, down from \$825,000 in July.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for carspaces (1).
- Prices ranged widely — from \$65,000 to \$3,000,000, a spread of \$2,935,000.
- The standout sale was 706/521 HARRIS ST at \$3,000,000 on 31 Aug — 294% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
706/521 HARRIS ST	Residential	\$3,000,000	31 Aug
37 ADA PL	Residential	\$1,500,000	24 Aug
50/288 WATTLE ST	Residential	\$1,000,000	18 Aug
66/333 BULWARA RD	Residential	\$900,000	6 Aug
34/344 BULWARA RD	Residential	\$880,000	5 Aug
2/29 MOUNTAIN ST	Residential	\$879,000	20 Aug
204/646 HARRIS ST	Residential	\$645,000	25 Aug
2134/185 BROADWAY	Residential	\$190,000	14 Aug
2030/185 BROADWAY	Residential	\$180,000	14 Aug
1098/185 BROADWAY	Residential	\$170,000	11 Aug
1129/185 BROADWAY	Residential	\$165,000	10 Aug