SOLD NSW · PROPERTY MARKET REPORT

Ultimo NSW 2007

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
40 -24	$750,000 -7%	$706,539 -17%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$32,000,000	$65,000	$64.75M

POSTCODE 2007 RENTAL MARKET · SEPTEMBER 2026

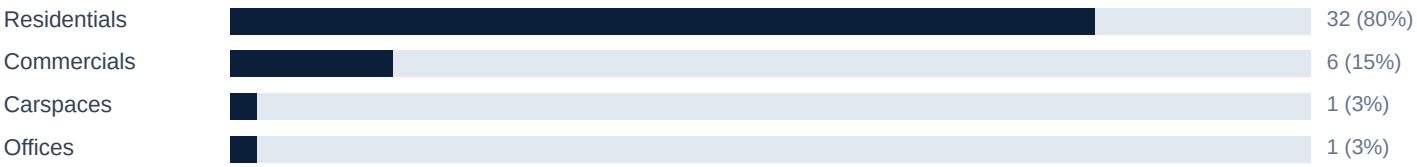
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$635	$780	134

Figures cover the entire 2007 postcode area, not Ultimo alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$750,000 -7%	$706,539 -17%	40 -37%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 40 properties settled in Ultimo NSW 2007 in August–October 2026 — 33 residential and 7 non-residential (commercial or land).
- The residential median sale price fell 7% to $750,000, down from $810,000 in May–July 2026.
- Residentials accounted for 80% of sales (32 of 40), compared to 15% for commercials (6).
- Prices ranged widely — from $65,000 to $32,000,000, a spread of $31,935,000.
- The standout sale was 437 WATTLE ST at $32,000,000 on 21 Sep — 4167% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
437 WATTLE ST	Commercial	**$32,000,000**	21 Sep
706/521 HARRIS ST	Residential	**$3,000,000**	31 Aug
2/646 HARRIS ST	Commercial	**$1,760,000**	1 Sep
74/646 HARRIS ST	Commercial	**$1,760,000**	1 Sep
75/646 HARRIS ST	Commercial	**$1,760,000**	1 Sep
76/646 HARRIS ST	Commercial	**$1,760,000**	1 Sep
77/646 HARRIS ST	Commercial	**$1,760,000**	1 Sep
37 ADA PL	Residential	**$1,500,000**	24 Aug
635 HARRIS ST	Residential	**$1,450,000**	23 Sep

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.