SOLD NSW · PROPERTY MARKET REPORT

West ryde NSW 2114

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -4	$1,500,000 -12%	$1,554,415 0%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$4,400,000	$530,000	$33.93M

POSTCODE 2114 RENTAL MARKET · SEPTEMBER 2026

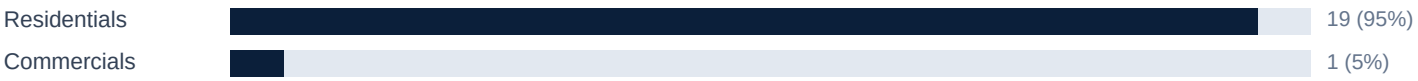
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$704	133

Figures cover the entire 2114 postcode area, not West ryde alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,500,000 -12%	$1,554,415 0%	20 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in West ryde NSW 2114 in October 2026 — 19 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to $1,500,000, down from $1,705,000 in September 2026.
- Residentials accounted for 95% of sales (19 of 20), compared to 5% for commercials (1).
- Prices ranged widely — from $530,000 to $4,400,000, a spread of $3,870,000.
- The standout sale was 1020 VICTORIA RD at $4,400,000 on 16 Oct — 193% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1020 VICTORIA RD	Commercial	**$4,400,000**	16 Oct
5 A LAMBERT ST	Residential	**$3,080,000**	29 Oct
10 DEAKIN ST	Residential	**$2,930,000**	6 Oct
62 A WINBOURNE ST E	Residential	**$2,380,888**	21 Oct
86 BENNETT ST	Residential	**$2,150,000**	6 Oct
24 RESERVE ST	Residential	**$2,100,000**	19 Oct
3 PARK AVE	Residential	**$1,965,000**	26 Oct
1/5 HIBBLE ST	Residential	**$1,880,000**	16 Oct
97 MARSDEN RD	Residential	**$1,750,000**	13 Oct
59 A DARVALL RD	Residential	**$1,605,000**	12 Oct
23 A DARWIN ST	Residential	**$1,500,000**	2 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.