

A photograph of the Sydney City Fringe area, featuring modern high-rise apartment buildings in the foreground, the Sydney Harbour Bridge in the middle ground, and the Sydney city skyline with the Sydney Tower in the background. The image is taken from a slightly elevated position, looking down at the buildings and across the bridge. The sky is clear and blue.

**RWC**

# Sydney City Fringe Commercial Property

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SOLD PROPERTIES MAY 2025

# Market Insights

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The Sydney City Fringe commercial market showed renewed signs of strength in May, with buyer activity lifting across key precincts and a number of noteworthy transactions confirming investor confidence in the city fringe's long-term potential.

After a slower start to the year, market momentum is picking up — driven by a mix of owner-occupiers, landbankers and opportunistic buyers returning to the table.

This month's sales activity demonstrated the wide appeal of fringe assets. In Pyrmont, the sale of 67–69 Murray Street stood out — a prime mixed-use building that sparked strong competition thanks to its triple frontage and proximity to Darling Harbour as well as DA approval for luxury apartments.

Meanwhile, 11 St Davids Road in Haberfield caught the attention of buyers seeking freestanding properties in tightly held suburban pockets. This heritage listed former electricity substation underlines the enduring appeal of Inner West assets with character and flexibility.

Behind these deals is a broader story: a market recalibrating, but not retreating. Buyers are becoming more strategic, seeking value in properties with strong fundamentals — whether that's location, land size, development upside or secure rental income. As interest rate settings begin to stabilise and business sentiment lifts, we're seeing renewed confidence flow into commercial investment decisions.

Keep in touch,  
Kristian



# Marketwide Sold Assets

Properties are from all commercial agencies.



**340 Stanmore Road,  
Petersham**

Shops & Retail	\$1,190,000
Land 160 sqm	\$7,438
Floor 150 sqm	\$7,933
Income pa	\$73,126
Yield	6.15%



**721 Darling Street,  
Rozelle**

Shops & Retail	\$1,300,000
Land 110 sqm	\$11,818
Floor 70 sqm	\$18,571
Income pa	N/A
Yield	N/A



**167 Marrickville Road,  
Marrickville**

Shops & Retail	\$2,290,000
Land 164 sqm	\$13,963
Floor 260 sqm	\$8,808
Income pa	\$127,480
Yield	5.57%



**29 Broad Street,  
Croydon Park**

Shops & Retail	\$2,340,000
Land 513 sqm	\$4,561
Floor 175 sqm	\$13,371
Income pa	\$121,959
Yield	5.21%



**144 John Street,  
Lidcombe**

Shops & Retail	\$2,850,000
Land 574 sqm	\$4,965
Floor 575 sqm	\$4,957
Income pa	N/A
Yield	N/A



**150 Lyons Road,  
Drummoyne**

Shops & Retail	\$3,100,000
Land 417 sqm	\$7,434
Floor 417 sqm	\$7,434
Income pa	125,376
Yield	4.04%

# Marketwide Sold Assets

Properties are from all commercial agencies.



**91 Canarys Road,  
Roselands**

Shops & Retail	\$4,926,000
Land 1417 sqm	\$3,476
Floor sqm	N/A
Income pa	\$213,042
Yield	4.32%



**6 & 8 John Street,  
Lidcombe**

Shops & Retail	\$6,350,000
Land 440 sqm	\$14,432
Floor 293 sqm	\$21,672
Income pa	N/A
Yield	N/A



**187-189 William Street,  
Darlinghurst**

Offices	\$2,670,000
Land 101 sqm	\$26,436
Floor 260 sqm	\$10,269
Income pa	N/A
Yield	N/A



**5M/88 Mountain Street,  
Ultimo**

Medical	\$860,000
Land sqm	N/A
Floor 111 sqm	\$7,748
Income pa	N/A
Yield	N/A



**157 Marion Street,  
Leichhardt**

Medical	\$1,900,000
Land 203 sqm	\$9,360
Floor 203 sqm	\$9,360
Income pa	\$80,400
Yield	4.23%



**551A King Street,  
Newtown**

Mixed Use	\$2,600,000
Land 189 sqm	\$13,757
Floor 189 sqm	\$13,757
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



**81 Glebe Point Road,  
Glebe**

Mixed Use	\$2,700,000
Land 284 sqm	\$9,507
Floor 271 sqm	\$9,963
Income pa	N/A
Yield	N/A



**325 Abercrombie Street,  
Darlington**

Hotel/Leisure	\$3,000,000
Land 142 sqm	\$21,127
Floor sqm	N/A
Income pa	\$177,000
Yield	5.90%



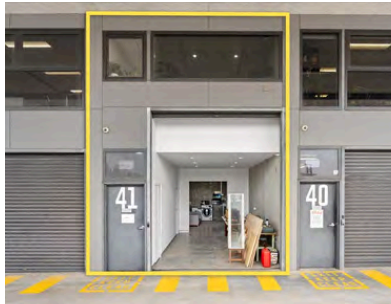
**41 Temple Street,  
Stanmore**

Hotel/Leisure	\$3,250,000
Land 443 sqm	\$7,336
Floor sqm	N/A
Income pa	\$128,440
Yield	3.95%



**67-69 Murray Street,  
Pyrmont**

Devt. Sites & Land	\$7,000,000
Land 291 sqm	\$24,055
Floor 703 sqm	\$9,957
Income pa	\$180,000
Yield	2.57%



**41/76B Edinburgh Road,  
Marrickville**

Warehouse	\$570,000
Land sqm	N/A
Floor 47 sqm	\$12,128
Income pa	N/A
Yield	N/A



**C2, 13-15 Forrester Street,  
Kingsgrove**

Warehouse	\$1,100,000
Land sqm	N/A
Floor 140 sqm	\$7,857
Income pa	N/A
Yield	N/A



# Marketwide Sold Assets

Properties are from all commercial agencies.



**11 St Davids Road,  
Haberfield**

Warehouse	\$1,900,000
Land 915 sqm	\$2,077
Floor 915 sqm	\$2,077
Income pa	N/A
Yield	N/A



**184 Parramatta Road,  
Auburn**

Warehouse	\$2,825,000
Land 978 sqm	\$2,889
Floor 978 sqm	\$2,889
Income pa	N/A
Yield	N/A



**2-4 Faversham Street,  
Marrickville**

Warehouse	\$4,650,000
Land 612 sqm	\$7,600
Floor 682 sqm	\$6,818
Income pa	\$250,000
Yield	5.38%



**211 Edgeware Road,  
Enmore**

Warehouse	\$6,000,000
Land 510 sqm	\$11,765
Floor sqm	N/A
Income pa	N/A
Yield	N/A

# Local experts, working for you

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# About Us

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## Knowledge

At Ray White Commercial Sydney City Fringe we combine our knowledge of the many different communities, cultures and central business districts across Sydney's inner west and eastern suburbs to support clients with the sale, lease and management of their commercial properties. Our staff have experience owning and managing businesses within Sydney's city fringe locations – so who better to understand the needs and concerns of our clients and the associated communities.

## Experience

Many of our commercial sales and leasing agents are seasoned business owners themselves, putting us in an excellent position to advise on both selling and leasing commercial property. We are often viewed by our clients as a key advisor and an extension of their business. We understand the importance of family businesses and building intergenerational wealth. Each of our commercial agents has their own unique set of strengths and areas of commercial expertise.

## Building Relationships

As a hard working commercial team, we are proud that we build and maintain deep relationships with our clients; both investors and business owners across so many city fringe communities. We enjoy playing a role in bringing new establishments or business concepts to a fringe district. It's exciting to see new commercial assets or business ideas come to fruition, and in turn enhance the lifestyles of the people who live and work there.

## Local & International Reach

Ray White's international stature enables us to bring offshore investors and global retailers looking to buy or lease quality commercial stock in Sydney into deals. Plus, through Ray White's residential arm, we can offer longstanding clients support with the sale or purchase of residential assets within their property portfolios. We have extensive experience in leasing shops, through to mid- to large-range retail spaces, showrooms, office buildings and industrial sites.







# RWC

# Important Information

This guide contains general information only. The information in this guide is no substitute for professional advice. We encourage you to seek professional advice before making any business decisions. You should consult a suitably qualified real estate professional in person. We would obviously love the opportunity to have that conversation with you, and you can reach us at:

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