

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 Eye 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. A semi-transparent grey box in the top right corner contains the RWC logo.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES AUGUST 2025

Market Insights



Kristian Morris

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Carrying on from the data we saw from July, owners are taking advantage of offers from developers, especially in areas earmarked by the Inner West Council for higher-density projects under the 'Our Fairer Future for the Inner West' plan.

The market is showing confidence with ten retail premises (many of them shop tops giving dual income streams) changing hands. The other top-performing sector in August was warehouse/factory-style properties, with six properties sold.

While interest rate movements have influenced pricing expectations, demand for quality assets close to the CBD is proving robust. Owner-occupiers are pursuing opportunities to secure long-term premises, while investors remain drawn to well-leased properties supported by Sydney's expanding knowledge and tech sectors.

For sellers, knowing where buyer appetite is strongest – from securely leased investments through to value-add and mixed-use sites – is key to maximising results.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



14/5-11 Boundary Street,
Darlinghurst

Shops & Retail	\$1,000,000
Land sqm N/A	N/A
Floor 199 sqm	\$5,025
Income pa	\$76,425
Yield	7.64%



Part 266 (Lot 1) Catherine St,
Leichhardt

Shops & Retail	\$1,125,000
Land sqm N/A	N/A
Floor 97 sqm	\$11,598
Income pa	N/A
Yield	N/A



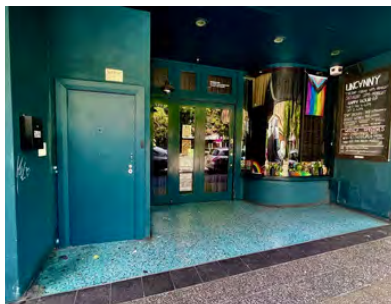
65 Glebe Point Road,
Glebe

Shops & Retail	\$1,750,000
Land 219 sqm	\$7,991
Floor 153 sqm	\$11,438
Income pa	N/A
Yield	N/A



120 Norton Street,
Leichhardt

Shops & Retail	\$1,575,000
Land 171 sqm	\$9,211
Floor 227 sqm	\$6,938
Income pa	\$66,040
Yield	4.19%



349 King Street,
Newtown

Shops & Retail	\$2,380,000
Land 217 sqm	\$10,968
Floor 200 sqm	\$11,900
Income pa	N/A
Yield	N/A



177 Oxford Street,
Darlinghurst

Shops & Retail	\$2,450,000
Land 183 sqm	\$13,388
Floor 329 sqm	\$7,447
Income pa	\$192,695
Yield	7.87%

Marketwide Sold Assets

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**Shop 252/20-34 Albert Road,
Strathfield**

Shops & Retail	\$2,650,000
Land sqm N/A	N/A
Floor 216 sqm	\$12,269
Income pa	\$272,563
Yield	10.29%



**333 South Dowling Street,
Darlinghurst**

Shops & Retail	\$3,100,000
Land 78 sqm	\$39,744
Floor 254 sqm	\$12,205
Income pa	N/A
Yield	N/A



**1-4/126 Percival Road,
Stanmore**

Shops & Retail	\$3,321,000
Land 221 sqm	\$15,027
Floor 221 sqm	\$15,027
Income pa	\$147,680
Yield	4.45%



**123 Parramatta Road,
Concord**

Offices	\$825,000
Land 95 sqm	\$8,684
Floor 95 sqm	\$8,684
Income pa	N/A
Yield	N/A



**28/9-13 Redmyre Road,
Strathfield**

Offices	\$806,000
Land sqm N/A	N/A
Floor 88 sqm	\$9,159
Income pa	N/A
Yield	N/A



**184 Lilyfield Road,
Lilyfield**

Offices	\$2,050,000
Land 177 sqm	\$11,582
Floor 190 sqm	\$10,789
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

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**30 Chandos Street,
Ashfield**

Motel & Leisure	\$5,500,000
Land 733 sqm	\$7,503
Floor sqm N/A	N/A
Income pa	\$337,480
Yield	6.14%



**433 Darling Street,
Balmain**

Residential	\$2,860,000
Land 139 sqm	\$20,576
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



**727 New Canterbury Road,
Dulwich Hill**

Mixed Use	\$3,340,000
Land 177 sqm	\$18,870
Floor 310 sqm	\$10,774
Income pa	\$173,686
Yield	5.20%



**10 Railway Parade,
Burwood**

Mixed Use	\$3,720,000
Land 316 sqm	\$11,772
Floor 316 sqm	\$11,772
Income pa	N/A
Yield	N/A



**15/566 Gardeners Road,
Alexandria**

Warehouse	\$1,100,000
Land sqm N/A	N/A
Floor 154 sqm	\$7,143
Income pa	N/A
Yield	N/A



**697 Princes Highway,
Tempe**

Warehouse	\$2,211,000
Land 273 sqm	\$8,099
Floor 786 sqm	\$2,813
Income pa	N/A
Yield	N/A

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**4/24-26 Burrows Road,
St Peters**

Warehouse	\$2,450,000
Land sqm N/A	N/A
Floor 359 sqm	\$6,825
Income pa	N/A
Yield	N/A



**131 Queen Street,
Beaconsfield**

Warehouse	\$2,811,120
Land 272 sqm	\$10,335
Floor 409 sqm	\$6,873
Income pa	N/A
Yield	N/A



**15-17 Faversham Street,
Marrickville**

Warehouse	\$3,900,000
Land 505 sqm	\$7,723
Floor 600 sqm	\$6,500
Income pa	N/A
Yield	N/A



**9 Everley Road,
Auburn**

Warehouse	\$4,140,000
Land 1429 sqm	\$2,897
Floor 920 sqm	\$4,500
Income pa	N/A
Yield	N/A



**266-268 Mitchell Road,
Alexandria**

Dev. Sites & Land	\$2,250,000
Land 283 sqm	\$7,951
Floor 272 sqm	\$8,272
Income pa	N/A
Yield	N/A



**98 Wentworth Road,
Burwood**

Dev. Sites & Land	\$2,300,000
Land 323 sqm	\$7,121
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A

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124 Kings Road,
Five Dock

Other	\$6,000,000
Land 715 sqm	\$8,392
Floor sqm N/A	N/A
Income pa	\$312,123
Yield	5.20%

Comments:

Comments:

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Local experts, working for you



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RAYWHITECOMMERCIALSYDNEYCITYFRINGE.COM

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About Us

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.



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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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