



RWC

# Sydney City Fringe Commercial Property

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SOLD PROPERTIES SEPTEMBER 2025

# Market Insights

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September proved to be an active month for commercial property across the Sydney City Fringe. Zoning changes by the Inner West council prompted the sale of eight properties, some of which held the coveted corner block position.

Shops and retail held strong with seven properties sold. Of these, four were our favoured shop tops with the potential for dual income streams.

We're still seeing some creative adaptive reuse of older buildings for either residential (a post office conversion) or spaces for creatives.

Overall, the Sydney Fringe market remains resilient. A combination of motivated buyers, flexible zoning, and the enduring appeal of mixed-use assets continues to present opportunity for both owners and investors seeking long-term growth and stability.

Keep in touch,  
Kristian

# Marketwide Sold Assets

Properties are from all commercial agencies.



155-157 Balmain Road,  
Leichhardt

Medical / Consulting	\$3,400,000
Land 537 sqm	\$6,331
Floor 579 sqm	\$5,872
Income pa	N/A
Yield	N/A



7/47-55 John Street,  
Leichhardt

Offices	\$900,000
Land sqm N/A	N/A
Floor 90 sqm	\$10,000
Income pa	N/A
Yield	N/A



21 Carrington Road,  
Marrickville

Offices	\$2,600,000
Land 364 sqm	\$7,143
Floor 706 sqm	\$3,683
Income pa	N/A
Yield	N/A



1/225 Parramatta Road,  
Annandale

Shops & Retail	\$890,000
Land sqm N/A	N/A
Floor 151 sqm	\$5,894
Income pa	N/A
Yield	N/A



619 Darling Street,  
Rozelle

Shops & Retail	\$1,700,000
Land 139 sqm	\$12,230
Floor 136 sqm	\$12,500
Income pa	\$95,000
Yield	5.59%



733 Darling Street,  
Rozelle

Shops & Retail	\$1,700,000
Land 1325 sqm	\$1,283
Floor 654 sqm	\$2,599
Income pa	405,598
Yield	23.86%

# Marketwide Sold Assets

Properties are from all commercial agencies.



33 Grosvenor Crescent,  
Summer Hill

Shops & Retail	\$1,700,000
Land 177 sqm	\$9,605
Floor 123 sqm	\$13,821
Income pa	N/A
Yield	N/A



240-242 Liverpool Road,  
Enfield

Shops & Retail	\$1,730,000
Land 258 sqm	\$6,705
Floor 239 sqm	\$7,238
Income pa	N/A
Yield	N/A



466 New Canterbury Road,  
Dulwich Hill

Shops & Retail	\$1,785,000
Land sqm N/A	N/A
Floor 250 sqm	\$7,140
Income pa	N/A
Yield	N/A



133 Ramsay Street,  
Haberfield

Shops & Retail	\$2,025,000
Land 181 sqm	\$11,188
Floor 181 sqm	\$11,188
Income pa	\$94,400.00
Yield	4.66%



190-194 Liverpool Road,  
Enfield

Shops & Retail	\$5,600,000
Land 961 sqm	\$5,827
Floor 451 sqm	\$12,417
Income pa	N/A
Yield	N/A



26 & 29, 49 Carrington Road,  
Marrickville

Warehouse	\$2,500,000
Land sqm N/A	N/A
Floor 304 sqm	\$8,224
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



23 Carrington Road,  
Marrickville

Warehouse	\$2,730,000
Land 371 sqm	\$7,358
Floor 355 sqm	\$7,690
Income pa	N/A
Yield	N/A



Lot 3 & 21/1 Hordern Place,  
Camperdown

Warehouse	\$15,000,000
Land 4000 sqm	\$3,750
Floor 3557 sqm	\$4,217
Income pa	N/A
Yield	N/A



72-74 Kingston Road,  
Camperdown

Development Sites	\$2,862,000
Land 224 sqm	\$12,777
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



24-26 Sebastopol Street,  
Enmore

Development Sites	\$3,500,000
Land 687 sqm	\$5,095
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



120 Victoria Road,  
Drummoyne

Development Sites	\$7,500,000
Land 1100 sqm	\$6,818
Floor 150 sqm	\$50,000
Income pa	N/A
Yield	N/A



274-276 Glebe Point Road,  
Glebe

Development Sites	\$17,000,000
Land 1347 sqm	\$12,621
Floor 1347 sqm	\$12,621
Income pa	N/A
Yield	N/A

# Marketwide Sold Assets

Properties are from all commercial agencies.



4-6 Beaconsfield Lane,  
Concord

Development Sites	\$19,100,000
Land 5,842 sqm	\$3,269
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



254, 256 & 258 Glebe Point  
Road, Glebe

Hotel, Motel	\$10,500,000
Land 1053 sqm	\$9,972
Floor sqm N/A	N/A
Income pa	\$1,150,000
Yield	10.95%



137 Cambridge Street,  
Stanmore

Residential	\$2,950,000
Land 250 sqm	\$11,800
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



67-69 Constitution Road,  
Dulwich Hill

Residential	\$5,200,000
Land 601 sqm	\$8,652
Floor sqm N/A	N/A
Income pa	N/A
Yield	N/A



58 Cambridge Street,  
Stanmore

Residential	\$14,000,000
Land 1215 sqm	\$11,523
Floor sqm N/A	N/A
Income pa	N/A
Yield	3.47%

# 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.







# 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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