

A photograph of the Sydney city skyline featuring the Sydney Harbour Bridge, modern skyscrapers, and residential buildings. A semi-transparent grey rectangle in the top right corner contains the 'RWC' logo.

RWC

Sydney City Fringe Commercial Property

SOLD PROPERTIES JULY 2026

Market Insights



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July was a month for accommodation plays, with almost half of the 19 properties changing hands offering some form of residential component or potential. Shop tops were again a major part of the mix, continuing to attract buyers seeking assets that combine commercial income with residential accommodation and the flexibility of multiple income streams.

Marrickville was another area of activity, with several warehouse properties selling over the month. The stronger examples shared some clear characteristics, including well-maintained buildings, good functionality and, in most cases, off-street parking. Some also offered potential for future extension, redevelopment or further value-add, subject to planning controls.

Overall, July's results point to continued buyer interest in practical, adaptable properties. Assets that offer more than one use, additional income potential or a clear opportunity to improve over time remain particularly well positioned in the Sydney Fringe market.

Keep in touch,
Kristian

Marketwide Sold Assets

Properties are from all commercial agencies.



**22/99 Moore Street,
Leichhardt**

Offices	\$555,000
Land N/A sqm	N/A
Floor 51 sqm	\$10,882
Income pa	N/A
Yield	N/A



**G7, 2-6 Beattie Street,
Balmain**

Offices	\$850,000
Land N/A sqm	N/A
Floor 62 sqm	\$13,710
Income pa	N/A
Yield	N/A



**G7, 218 Parramatta Road,
Homebush**

Offices	\$1,364,000
Land 203 sqm	\$6,719
Floor 152 sqm	\$8,974
Income pa	N/A
Yield	N/A



**155 Norton Street,
Leichhardt**

Shops & Retail	\$1,230,000
Land 153 sqm	\$8,039
Floor 120 sqm	\$10,250
Income pa	N/A
Yield	N/A



**635 Harris Street,
Ultimo**

Shops & Retail	\$1,550,000
Land 126 sqm	\$12,302
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



**249 Darling Street,
Balmain**

Shops & Retail	\$3,500,000
Land 320 sqm	\$10,938
Floor 320 sqm	\$10,938
Income pa	\$170,000
Yield	4.86%

Marketwide Sold Assets

Properties are from all commercial agencies.



**161 First Avenue,
Five Dock**

Medical & Consulting	\$2,250,000
Land 411 sqm	\$5,474
Floor 150 sqm	\$15,000
Income pa	N/A
Yield	N/A



**306 Darling Street,
Balmain**

Mixed Use	\$1,700,000
Land 120 sqm	\$14,167
Floor 179 sqm	\$9,497
Income pa	\$114,126
Yield	6.71%



**196 Liverpool Road,
Ashfield**

Mixed Use	\$1,750,000
Land 228 sqm	\$7,675
Floor 237 sqm	\$7,384
Income pa	N/A
Yield	N/A



**190 Liverpool Road,
Ashfield**

Mixed Use	\$2,600,000
Land 215 sqm	\$12,093
Floor 269 sqm	\$9,665
Income pa	N/A
Yield	N/A



**37 New Canterbury Road,
Petersham**

Mixed Use	\$2,700,000
Land 171 sqm	\$15,789
Floor 300 sqm	\$9,000
Income pa	\$124,800
Yield	4.62%



**15 Fowler Street,
Camperdown**

Mixed Use	\$9,400,000
Land 457 sqm	\$20,569
Floor 1001 sqm	\$9,391
Income pa	\$552,065
Yield	5.87%

Marketwide Sold Assets

Properties are from all commercial agencies.



**247-253 Broadway,
Glebe**

Hotel	\$19,000,000
Land 828 sqm	\$22,947
Floor N/A sqm	N/A
Income pa	N/A
Yield	N/A



**2 Handley Street,
Marrickville**

Warehouse	\$1,305,000
Land 133 sqm	\$9,812
Floor 133 sqm	\$9,812
Income pa	N/A
Yield	N/A



**159-163 Victoria Road,
Marrickville**

Warehouse	\$3,200,000
Land 726 sqm	\$4,408
Floor 1030 sqm	\$3,107
Income pa	N/A
Yield	N/A



**89 Railway Parade,
Marrickville**

Warehouse	\$3,769,000
Land 506 sqm	\$7,449
Floor 490 sqm	\$7,692
Income pa	N/A
Yield	N/A



**12-14 Sloane Street,
Marrickville**

Warehouse	\$5,360,000
Land 635 sqm	\$8,441
Floor 650 sqm	\$8,246
Income pa	N/A
Yield	N/A



**115 Sydenham Road,
Marrickville**

Development Sites	\$1,850,000
Land 367 sqm	\$5,041
Floor 120 sqm	\$15,417
Income pa	N/A
Yield	N/A

Marketwide Sold Assets

Properties are from all commercial agencies.



87-97 Regent Street,
Chippendale

Development Sites	\$10,050,000
Land 582 sqm	\$17,268
Floor 777 sqm	\$12,934
Income pa	N/A
Yield	N/A

Local experts, working for you



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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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