

A man wearing a blue shirt, shorts, and a colorful hat is sitting on a blue metal playground structure. A young child in a white shirt and blue shorts is standing next to him. The structure is a circular platform with a central pole and a net-like climbing feature. In the background, there are two large palm trees and a grassy area with other trees and buildings. The sky is clear and blue.

THE AGENCY

Spring 2026
Stanmore

theagency.com.au



SPRING

Why Spring 2026 Could Be the Right Time to Make Your Move?

Spring has arrived — traditionally one of the most active periods of the year for Sydney property.

As more homeowners prepare to bring their properties to market, buyers can expect greater choice and more opportunities to find the right home. At the same time, sellers are entering a more competitive environment, making presentation, pricing and a well-planned marketing strategy more important than ever.

For sellers, Spring provides an opportunity to put your property in front of an active pool of buyers. Longer days, natural light and gardens coming to life can showcase a home at its best. But with more properties potentially competing for attention, preparation matters. Professional presentation, strong photography, strategic marketing and realistic pricing can help your property stand out and attract genuine buyers.

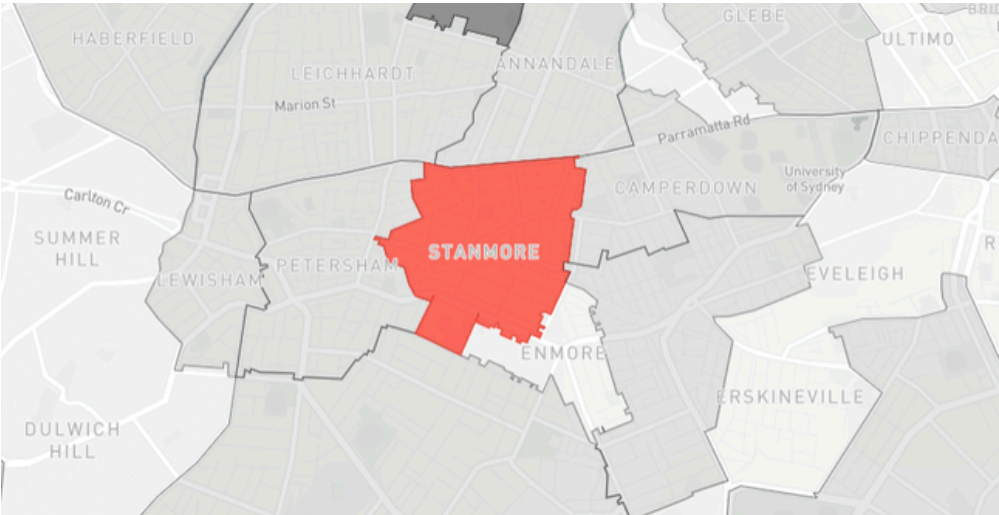
For buyers, more spring listings can mean more choice — but also more opportunities to compare properties, understand local values and make informed decisions.

With buyers becoming increasingly conscious of value, understanding recent comparable sales and having a clear purchasing strategy can help you move confidently when the right property comes along.

Whether you're buying your first home, upgrading, downsizing or considering selling, spring is a valuable time to review your property plans.

Thinking about selling or simply curious about what your property could be worth?

Let's talk about your plans and prepare you for the season ahead.



Median Sale Price

Property prices in Stanmore have performed strongly over the past 12 months.

The median sale price for Stanmore for houses is currently \$2,570,000, having risen 14.7% over the past 12 months from \$2,240,000.

There have been 90 properties listed for sale over the past 12 months. This is lower than the same time last year when there were 113 listings and shows that we have fewer sellers coming onto the market than for the same time last year. On the sales side, 134 properties sold over the past 12 months compared to 129 for the previous year.

The current time on market for a house in Stanmore is 32 days. This timing is longer than a typical 4 week auction campaign. For units, the median sales price is \$968,750. Apartments have performed strongly by 10.5% over the year. Units in Stanmore typically sit on the market for 27 days.

Property market data can sometimes seem overwhelming. If you need help understanding what these numbers mean for you and how to interpret them for your own property goals, please don't hesitate to get in touch.



 **\$2.57m**
Median House Sale Price

 **\$969k**
Median Unit Sale Price



6 Surrey Street



 3  1  1 \$2,200,000

38 Percival Road



 3  1  1 \$2,670,000

11/41 Cavendish Street



 2  1  1 \$915,000

2/1 Aubrey Street



 2  1  0 \$905,000

7 Temple Street



 3  3  1 \$3,410,000

2/96-98 Parramatta Road



 2  2  1 \$900,000

6/81-83 Trafalgar Street



 2  1  1 \$1,100,000

4 Aubrey Street



 3  1  0 \$1,675,000

4/1A Aubrey Street



 1  1  0 \$957,500

Disclaimer: The properties showcased in this content include listings represented by various agents and agencies, not exclusively by The Agency. All property details, pricing, and availability are subject to change and should be independently verified with the respective listing agents.



25

Houses
Days on the Market

\$1,190pw

Houses
Median Asking Rate

1,988

Houses
Interested Buyers

24

Units
Days on the Market

\$670pw

Units
Median Asking Rate

527

Units
Interested Buyers



Definitions and Disclaimers



Data provided by the September 2026 CoreLogic Market Trends dataset. The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. The median sales information is current as at the publication date only. The median sales information is based on Third Party Content (within the meaning of our website terms of use). realestate.com.au Pty Ltd does not make any warranty as to the accuracy, completeness or reliability of the information or accept any liability arising in any way from any omissions or errors. The information should not be regarded as advice or relied upon by you or any other person and we recommend that you seek professional advice before making any property decisions.





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"I have been a client of Cary and Rosemary for over 20 years as both a buyer, property investor and a seller (twice). I did not hesitate to contact Cary and Rosemary to manage my investment property and eventually sell that same property recently. Very professional, extremely knowledgeable (industry and Inner West market), and always keeping me updated with the progress of the sale. I won't hesitate to contact Cary and Rosemary again. Will definitely recommend to others."

-SELLER OF UNIT | STANMORE

"Rosemary and Cary are the best dynamic duo we could of asked for. Their care and consideration for our situation, and the whole purchase process, was exemplary. After what felt like 100s of agent interactions we are so grateful to have met Rosemary and Cary, and worked with them to find a place to call home. Also, the post sale care has been - and continues to be - incredible. Everyone says that agents bow out once the deal is done, but not Rosemary and Cary! Thank you both."

BUYER OF HOUSE | STANMORE

"I have known Cary for close to 25 years, he helped me get back into the Inner West market, sold 2 properties of mine and his agency managed the rental of one of my properties. Extremely knowledgeable of the market, a delight to deal with, and a great team that supports him. I highly recommend Cary and won't hesitate to call upon him again in the future."

-SELLER OF UNIT | STANMORE

Know what your property is worth in today's market.
Contact us today.

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THE  AGENCY

Good decisions
start here.

