SOLD NSW · PROPERTY MARKET REPORT

Albion park NSW 2527

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -13	$900,000 -4%	$981,428 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,505,000	$725,000	$16.68M

POSTCODE 2527 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$777	58

Figures cover the entire 2527 postcode area, not Albion park alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$900,000 -4%	$981,428 +6%	17 -43%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Albion park NSW 2527 in October 2026.
- The median sale price fell 4% to $900,000, down from $937,500 in September 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $725,000 to $1,505,000, a spread of $780,000.
- The standout sale was 6 ABERCROMBIE CRES at $1,505,000 on 8 Oct — 67% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 ABERCROMBIE CRES	Residential	**$1,505,000**	8 Oct
22 PREMIER DR	Residential	**$1,390,000**	23 Oct
48 HOLROYD ST	Residential	**$1,210,000**	9 Oct
18 DUDGEON ST	Residential	**$1,200,000**	16 Oct
1 MCCOY PL	Residential	**$1,170,000**	8 Oct
106 DAINTREE DR	Residential	**$970,270**	1 Oct
1/28 DANJERA DR	Residential	**$965,000**	9 Oct
16 VALLEY VIEW CRES	Residential	**$900,000**	8 Oct
15 CHAFFEY WAY	Residential	**$900,000**	26 Oct
10 A UPLAND CH	Residential	**$885,000**	15 Oct
226 TONGARRA RD	Residential	**$875,000**	29 Oct
6 MACQUARIE ST	Residential	**$870,000**	20 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.