

Albion park rail NSW 2527

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +4	MEDIAN PRICE \$797,500 -1%	AVERAGE PRICE \$754,000 -8%
HIGHEST SALE \$1,721,500	LOWEST SALE \$550,000	TOTAL VALUE \$11.62M

POSTCODE 2527 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$785	OBSERVATIONS 46
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Figures cover the entire 2527 postcode area, not Albion park rail alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$797,500 -1%	AVERAGE PRICE \$754,000 -8%	TOTAL SALES 13 +44%
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PROPERTY TYPE BREAKDOWN

Residentials		10 (77%)
Warehouses		2 (15%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Albion park rail NSW 2527 in August 2026 — 10 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 1% to \$797,500, down from \$802,000 in July.
- Residentials accounted for 77% of sales (10 of 13), compared to 15% for warehouses (2).
- Prices ranged widely — from \$550,000 to \$1,721,500, a spread of \$1,171,500.
- The standout sale was 9/2 AIRPORT RD at \$1,721,500 on 7 Aug — 116% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
9/2 AIRPORT RD	Warehouse	\$1,721,500	7 Aug
1/22 DURGADIN DR	Commercial	\$1,309,000	11 Aug
5/2 AIRPORT RD	Warehouse	\$1,045,000	18 Aug
10 IRON BARK AVE	Residential	\$865,000	14 Aug
3/216 PRINCES HWY	Residential	\$855,000	4 Aug
20 CEDAR ST	Residential	\$840,000	7 Aug
2/216 PRINCES HWY	Residential	\$815,000	21 Aug
2/200 PRINCES HWY	Residential	\$800,000	12 Aug
226 PRINCES HWY	Residential	\$795,000	7 Aug
3/223 PRINCES HWY	Residential	\$790,000	26 Aug