SOLD NSW · PROPERTY MARKET REPORT

Albion park rail NSW 2527

October 2026 · Monthly Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 +7	$816,000 -7%	$806,769 +4%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,200,000	$51,000	$10.49M

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 rail alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$816,000 -7%	$806,769 +4%	13 +117%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Albion park rail NSW 2527 in October 2026.
- The median sale price fell 7% to $816,000, down from $874,500 in September 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $51,000 to $2,200,000, a spread of $2,149,000.
- The standout sale was 120 KOONA ST at $2,200,000 on 16 Oct — 170% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
120 KOONA ST	Residential	**$2,200,000**	16 Oct
78 MAPLE ST	Residential	**$950,000**	19 Oct
7 YALLAH ST	Residential	**$945,000**	16 Oct
1/6 OSPREY PL	Residential	**$870,000**	23 Oct
4 WINDANG ST	Residential	**$820,000**	2 Oct
8 BANKSIA AVE	Residential	**$820,000**	22 Oct
1/33 STATION RD	Residential	**$816,000**	22 Oct
2/15 SHEARWATER BVD	Residential	**$775,000**	27 Oct
11 MAPLE ST	Residential	**$740,000**	16 Oct
2/38 BATEMAN AVE	Residential	**$691,000**	15 Oct
1/2 KAROO ST	Residential	**$590,000**	2 Oct
4/32 ASH AVE	Residential	**$220,000**	15 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.