SOLD NSW · PROPERTY MARKET REPORT

Ashbury NSW 2193

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -4	$2,500,000 +14%	$2,521,727 +25%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,550,000	$1,800,000	$27.74M

POSTCODE 2193 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$720	$768	55

Figures cover the entire 2193 postcode area, not Ashbury alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,500,000 +14%	$2,521,727 +25%	11 -27%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Ashbury NSW 2193 in August–October 2026.
- The median sale price rose 14% to $2,500,000, up from $2,200,000 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $1,800,000 to $3,550,000, a spread of $1,750,000.
- The standout sale was 303/165 E MILTON ST at $3,550,000 on 4 Sep — 42% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
303/165 E MILTON ST	Residential	**$3,550,000**	4 Sep
304/165 E MILTON ST	Residential	**$3,200,000**	2 Sep
1 CRIMSON ST	Residential	**$2,789,000**	7 Aug
9/165 A MILTON ST	Residential	**$2,575,000**	7 Aug
138/165 MILTON ST	Residential	**$2,575,000**	7 Aug
39 FIFTH ST	Residential	**$2,500,000**	16 Oct
17/165 D MILTON ST	Residential	**$2,450,000**	31 Aug
81 HAY ST	Residential	**$2,350,000**	10 Aug
45 LASSWADE ST	Residential	**$2,100,000**	4 Sep
301/165 E MILTON ST	Residential	**$1,850,000**	11 Sep
107/165 C MILTON ST	Residential	**$1,800,000**	20 Aug

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