

Austral NSW 2179

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 57 -55	MEDIAN PRICE \$1,112,500 +2%	AVERAGE PRICE \$1,261,845 -2%
HIGHEST SALE \$8,250,000	LOWEST SALE \$545,000	TOTAL VALUE \$59.38M

POSTCODE 2179 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$803	OBSERVATIONS 144
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Figures cover the entire 2179 postcode area, not Austral alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,112,500 +2%	AVERAGE PRICE \$1,261,845 -2%	TOTAL SALES 57 -49%
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PROPERTY TYPE BREAKDOWN

Residentials		34 (60%)
Vacant lands		23 (40%)

KEY MARKET INSIGHTS

- 57 properties settled in Austral NSW 2179 in September 2026 — 34 residential and 23 non-residential (commercial or land).
- The residential median sale price rose 2% to \$1,112,500, up from \$1,090,000 in August.
- Residentials accounted for 60% of sales (34 of 57), compared to 40% for vacant lands (23).
- Prices ranged widely — from \$545,000 to \$8,250,000, a spread of \$7,705,000.
- The standout sale was 110 FIFTH AVE at \$8,250,000 on 11 Sep — 642% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
110 FIFTH AVE	Residential	\$8,250,000	11 Sep
236 SEVENTH AVE	Residential	\$1,880,000	4 Sep
6 CIRCINUS ST	Residential	\$1,500,000	14 Sep
24 GERYGONE ST	Residential	\$1,455,000	7 Sep
16 GERYGONE ST	Residential	\$1,455,000	7 Sep
71 GURNER AVE	Residential	\$1,439,500	16 Sep
48 WARRAWAL AVE	Residential	\$1,385,000	3 Sep
6 PEPOI ST	Residential	\$1,283,000	15 Sep
71 BOLAC RD	Residential	\$1,280,000	11 Sep
147 GALGALYUNG RD	Residential	\$1,276,000	7 Sep
397 TENTH AVE	Residential	\$1,245,000	10 Sep