

Bass hill NSW 2197

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10	MEDIAN PRICE \$1,282,500 -3%	AVERAGE PRICE \$1,300,700 +1%
HIGHEST SALE \$2,165,000	LOWEST SALE \$760,000	TOTAL VALUE \$13.01M

POSTCODE 2197 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$850	OBSERVATIONS 13
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Figures cover the entire 2197 postcode area, not Bass hill alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,282,500 -3%	AVERAGE PRICE \$1,300,700 +1%	TOTAL SALES 10 0%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Bass hill NSW 2197 in August 2026.
- The median sale price fell 3% to \$1,282,500, down from \$1,324,500 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$760,000 to \$2,165,000, a spread of \$1,405,000.
- The standout sale was 58 LUCINDA AVE at \$2,165,000 on 13 Aug — 69% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
58 LUCINDA AVE	Residential	\$2,165,000	13 Aug
5 BEECHWOOD PL	Residential	\$1,600,000	10 Aug
4 POWERS PL	Residential	\$1,436,000	24 Aug
285 HECTOR ST	Residential	\$1,400,000	20 Aug
6 FARRELL RD	Residential	\$1,300,000	5 Aug
17 GEORGINA ST	Residential	\$1,265,000	14 Aug
32 YVONNE CRES	Residential	\$1,206,000	6 Aug
3/7 BEECHWOOD PL	Residential	\$1,055,000	31 Aug
7/146 CHESTER HILL RD	Residential	\$820,000	6 Aug
219 MILLER RD	Residential	\$760,000	18 Aug