SOLD NSW · PROPERTY MARKET REPORT

Bass hill NSW 2197

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 +4	$1,311,000 +9%	$1,293,200 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,850,000	$800,000	$12.93M

POSTCODE 2197 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$811	19

Figures cover the entire 2197 postcode area, not Bass hill alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,311,000 +9%	$1,293,200 +5%	10 +67%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Bass hill NSW 2197 in October 2026.
- The median sale price rose 9% to $1,311,000, up from $1,202,500 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $800,000 to $1,850,000, a spread of $1,050,000.
- The standout sale was 97 ROBERTSON RD at $1,850,000 on 8 Oct — 41% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
97 ROBERTSON RD	Residential	**$1,850,000**	8 Oct
14 ADELINE ST	Residential	**$1,600,000**	6 Oct
27 B STRICKLAND ST	Residential	**$1,550,000**	6 Oct
37 CAREY ST	Residential	**$1,500,000**	12 Oct
8 SEVENOAKS CRES	Residential	**$1,330,000**	20 Oct
281 MILLER RD	Residential	**$1,292,000**	27 Oct
48 A BAXTER RD	Residential	**$1,205,000**	21 Oct
4/119 CHESTER HILL RD	Residential	**$980,000**	26 Oct
56 ROBERTSON RD	Residential	**$825,000**	1 Oct
29 A BUIST ST	Residential	**$800,000**	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.