

Baulkham hills NSW 2153

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 22 -30	MEDIAN PRICE \$1,360,000 -15%	AVERAGE PRICE \$1,425,289 -5%
HIGHEST SALE \$2,680,000	LOWEST SALE \$542,600	TOTAL VALUE \$31.13M

POSTCODE 2153 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$855	OBSERVATIONS 123
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Figures cover the entire 2153 postcode area, not Baulkham hills alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,360,000 -15%	AVERAGE PRICE \$1,425,289 -5%	TOTAL SALES 22 -58%
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PROPERTY TYPE BREAKDOWN

Residentials		21 (95%)
Commercials		1 (5%)

KEY MARKET INSIGHTS

- 22 properties settled in Baulkham hills NSW 2153 in September 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 15% to \$1,360,000, down from \$1,600,000 in August.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for commercials (1).
- Prices ranged widely — from \$542,600 to \$2,680,000, a spread of \$2,137,400.
- The standout sale was 7 LANGDON RD at \$2,680,000 on 10 Sep — 97% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 LANGDON RD	Residential	\$2,680,000	10 Sep
18 TEMPLETON CRES	Residential	\$2,370,000	3 Sep
1 A JOHN ST	Residential	\$2,170,000	17 Sep
407/10 CENTURY CCT	Residential	\$2,012,400	2 Sep
69 LUCULIA AVE	Residential	\$1,977,777	17 Sep
53 MULGRAY AVE	Residential	\$1,850,000	4 Sep
164 SEVEN HILLS RD	Residential	\$1,808,000	4 Sep
63 DELANEY DR	Residential	\$1,798,000	1 Sep
11 EDGAR ST	Residential	\$1,650,000	2 Sep
25 WILLOW DR	Residential	\$1,527,300	17 Sep
12 PURRI AVE	Residential	\$1,360,000	11 Sep