SOLD NSW · PROPERTY MARKET REPORT

Baulkham hills NSW 2153

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 -7	$1,750,000 +22%	$1,632,968 +19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,600,000	$518,000	$51.88M

POSTCODE 2153 RENTAL MARKET · SEPTEMBER 2026

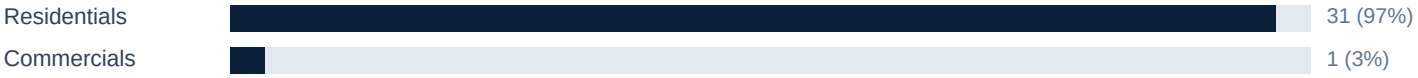
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$857	101

Figures cover the entire 2153 postcode area, not Baulkham hills alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,750,000 +22%	$1,632,968 +19%	32 -18%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 32 properties settled in Baulkham hills NSW 2153 in October 2026 — 31 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 22% to $1,750,000, up from $1,437,500 in September 2026.
- Residentials accounted for 97% of sales (31 of 32), compared to 3% for commercials (1).
- Prices ranged widely — from $518,000 to $3,600,000, a spread of $3,082,000.
- The standout sale was 68 OLEANDER AVE at $3,600,000 on 2 Oct — 106% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
68 OLEANDER AVE	Residential	**$3,600,000**	2 Oct
4 MANTILLUS GR	Residential	**$2,400,000**	2 Oct
20 MANOR PL	Residential	**$2,300,000**	29 Oct
19 GREGORY AVE	Residential	**$2,240,000**	29 Oct
40 HAMMOND CT	Residential	**$2,135,000**	6 Oct
17 SANDERS RD	Residential	**$1,975,000**	12 Oct
35 CRESTWOOD DR	Residential	**$1,950,000**	12 Oct
77 CRESTWOOD DR	Residential	**$1,850,000**	23 Oct
61 MACKILLOP DR	Residential	**$1,835,000**	14 Oct
18 DOBSON CRES	Residential	**$1,825,000**	6 Oct
23 LINDSAY ST	Residential	**$1,825,000**	12 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.