SOLD NSW · PROPERTY MARKET REPORT

Birmingham gardens NSW 2287

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 +5	$809,000 -5%	$838,853 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,275,000	$580,000	$14.26M

POSTCODE 2287 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$665	$611	118

Figures cover the entire 2287 postcode area, not Birmingham gardens alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$809,000 -5%	$838,853 -1%	17 +42%

PROPERTY TYPE BREAKDOWN

Residentials — 17 (100%)

KEY MARKET INSIGHTS

- 17 properties settled in Birmingham gardens NSW 2287 in August–October 2026.
- The median sale price fell 5% to $809,000, down from $847,500 in May–July 2026.
- All 17 recorded sales were residentials.
- Prices ranged widely — from $580,000 to $1,275,000, a spread of $695,000.
- The standout sale was 60 WILKINSON AVE at $1,275,000 on 4 Sep — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
60 WILKINSON AVE	Residential	**$1,275,000**	4 Sep
80 WILKINSON AVE	Residential	**$1,020,000**	3 Sep
26 WILKINSON AVE	Residential	**$1,000,000**	10 Sep
32 RAE ST	Residential	**$990,000**	20 Aug
145 SANDGATE RD	Residential	**$899,000**	27 Aug
5 RAE ST	Residential	**$880,000**	5 Aug
16 MORRIS ST	Residential	**$860,000**	21 Sep
13 FUSSELL ST	Residential	**$835,000**	31 Aug
17 CUNNINGHAM ST	Residential	**$809,000**	11 Sep
194 SANDGATE RD	Residential	**$800,000**	20 Aug
107 A WILKINSON AVE	Residential	**$782,500**	24 Sep
2 HUGHES ST	Residential	**$765,000**	15 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.