SOLD NSW · PROPERTY MARKET REPORT

Box hill NSW 2765

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
57 -12	$1,250,000 -2%	$1,531,383 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,817,500	$674,000	$77.94M

POSTCODE 2765 RENTAL MARKET · SEPTEMBER 2026

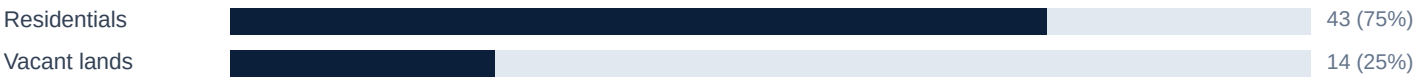
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$833	$845	246

Figures cover the entire 2765 postcode area, not Box hill alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,250,000 -2%	$1,531,383 +10%	57 -17%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 57 properties settled in Box hill NSW 2765 in October 2026 — 43 residential and 14 non-residential (commercial or land).
- The residential median sale price fell 2% to $1,250,000, down from $1,269,990 in September 2026.
- Residentials accounted for 75% of sales (43 of 57), compared to 25% for vacant lands (14).
- Prices ranged widely — from $674,000 to $6,817,500, a spread of $6,143,500.
- The standout sale was 10 HYNDS RD at $6,817,500 on 2 Oct — 445% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 HYNDS RD	Residential	**$6,817,500**	2 Oct
8 HYNDS RD	Residential	**$6,817,500**	2 Oct
12 HYNDS RD	Residential	**$4,100,000**	6 Oct
6 LAKEHAVEN ST	Residential	**$1,725,000**	28 Oct
10 MEYDAN ST	Residential	**$1,625,000**	22 Oct
18 MEYDAN ST	Residential	**$1,600,000**	2 Oct
38 PIMLICO ST	Residential	**$1,500,000**	22 Oct
17 ALTAIR ST	Residential	**$1,490,000**	23 Oct
35 AQUARIUS WAY	Residential	**$1,470,000**	15 Oct
41 AQUARIUS WAY	Residential	**$1,450,000**	2 Oct
43 AQUARIUS WAY	Residential	**$1,450,000**	29 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.