SOLD NSW · PROPERTY MARKET REPORT

Busby NSW 2168

June–August 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -2	$987,500 -14%	$985,417 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,330,000	$500,000	$11.82M

POSTCODE 2168 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$625	$642	67

Figures cover the entire 2168 postcode area, not Busby alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$987,500 -14%	$985,417 -10%	12 -14%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in Busby NSW 2168 in June–August 2026.
- The median sale price fell 14% to $987,500, down from $1,145,500 in March–May 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $500,000 to $1,330,000, a spread of $830,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 CANOWIE PL	Residential	**$1,330,000**	1 Jun
53 GUERNSEY ST	Residential	**$1,250,000**	4 Aug
26 GUERNSEY ST	Residential	**$1,165,000**	26 Jun
12 BRUBRI ST	Residential	**$1,120,000**	10 Jul
70 RUNDLE RD	Residential	**$1,030,000**	28 Jul
7 C MOOMIN PL	Residential	**$995,000**	8 Jul
2 COLLY PL	Residential	**$980,000**	20 Jul
4 CALLIOPE PL	Residential	**$925,000**	24 Jun
25 NARANGHI ST	Residential	**$880,000**	25 Jun
4 LYNDLEY ST	Residential	**$850,000**	29 Jun
22 COONONG ST	Residential	**$800,000**	23 Jul
41 COONONG ST	Residential	**$500,000**	8 Jul

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