

Cabramatta NSW 2166

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +2	MEDIAN PRICE \$783,000 +38%	AVERAGE PRICE \$1,025,909 +33%
HIGHEST SALE \$16,100,000	LOWEST SALE \$415,000	TOTAL VALUE \$27.39M

POSTCODE 2166 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$617	OBSERVATIONS 110
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Figures cover the entire 2166 postcode area, not Cabramatta alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$783,000 +38%	AVERAGE PRICE \$1,025,909 +33%	TOTAL SALES 12 +20%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Cabramatta NSW 2166 in August 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 38% to \$783,000, up from \$567,500 in July.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$415,000 to \$16,100,000, a spread of \$15,685,000.
- The standout sale was 239 HUME HWY at \$16,100,000 on 21 Aug — 1956% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
239 HUME HWY	Commercial	\$16,100,000	21 Aug
20 PHILLIP AVE	Residential	\$2,700,000	28 Aug
18 ROEBUCK ST	Residential	\$1,675,000	11 Aug
44 BOOYONG ST	Residential	\$1,400,000	19 Aug
11 BEGONIA AVE	Residential	\$1,230,000	14 Aug
5/44 MCBURNEY RD	Residential	\$947,000	24 Aug
65/29 LONGFIELD ST	Residential	\$783,000	21 Aug
3/14 MCBURNEY RD	Residential	\$615,000	14 Aug
14/108 BROOMFIELD ST	Residential	\$550,000	7 Aug
12/70 HUGHES ST	Residential	\$505,000	6 Aug
13/3 GILBERT ST	Residential	\$465,000	6 Aug