SOLD NSW · PROPERTY MARKET REPORT

Cabramatta west NSW 2166

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -13	$1,700,000 +15%	$1,528,315 +5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,550,000	$466	$16.81M

POSTCODE 2166 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$598	116

Figures cover the entire 2166 postcode area, not Cabramatta west alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,700,000 +15%	$1,528,315 +5%	11 -54%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in Cabramatta west NSW 2166 in August–October 2026.
- The median sale price rose 15% to $1,700,000, up from $1,482,500 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $466 to $2,550,000, a spread of $2,549,534.
- The standout sale was 44 HIGH ST at $2,550,000 on 12 Aug — 50% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
44 HIGH ST	Residential	**$2,550,000**	12 Aug
8 MUMFORD RD	Residential	**$2,160,000**	26 Oct
10 A HIGH ST	Residential	**$1,750,000**	26 Aug
41 JOSEPH ST	Residential	**$1,750,000**	7 Sep
26 WATER ST	Residential	**$1,700,000**	5 Aug
28 WATER ST	Residential	**$1,700,000**	17 Aug
54 A WATER ST	Residential	**$1,601,000**	28 Oct
97 LORD ST	Residential	**$1,310,000**	30 Sep
253 JOHN ST	Residential	**$1,310,000**	30 Sep
31 A EDENSOR RD	Residential	**$980,000**	28 Aug
491 CABRAMATTA RD W	Residential	**$466**	17 Aug

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.