

Calderwood NSW 2527

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 20 +1	MEDIAN PRICE \$1,080,000 -9%	AVERAGE PRICE \$1,103,846 -5%
HIGHEST SALE \$1,605,000	LOWEST SALE \$475,000	TOTAL VALUE \$18.00M

POSTCODE 2527 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$785	OBSERVATIONS 46
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Figures cover the entire 2527 postcode area, not Calderwood alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,080,000 -9%	AVERAGE PRICE \$1,103,846 -5%	TOTAL SALES 20 +5%
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PROPERTY TYPE BREAKDOWN

Residentials		13 (65%)
Vacant lands		7 (35%)

KEY MARKET INSIGHTS

- 20 properties settled in Calderwood NSW 2527 in August 2026 — 13 residential and 7 non-residential (commercial or land).
- The residential median sale price fell 9% to \$1,080,000, down from \$1,187,500 in July.
- Residentials accounted for 65% of sales (13 of 20), compared to 35% for vacant lands (7).
- Prices ranged widely — from \$475,000 to \$1,605,000, a spread of \$1,130,000.
- The standout sale was 3 STUD CL at \$1,605,000 on 7 Aug — 49% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 STUD CL	Residential	\$1,605,000	7 Aug
16 BROTHERIDGE AVE	Residential	\$1,510,000	3 Aug
173 MILFORD WAY	Residential	\$1,325,000	14 Aug
31 BOXWOOD AVE	Residential	\$1,250,000	27 Aug
30 COALMINER DR	Residential	\$1,240,000	4 Aug
52 SUNFLOWER BVD	Residential	\$1,200,000	7 Aug
3 FLANNERY DR	Residential	\$1,080,000	21 Aug
10 APPRENTICE LANE	Residential	\$1,050,000	21 Aug
5 GROOM ST	Residential	\$1,045,000	12 Aug
70 A DOLLY CCT	Residential	\$1,000,000	7 Aug
33 FLANNERY DR	Residential	\$930,000	21 Aug