

Canley heights NSW 2166

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +1	MEDIAN PRICE \$766,667 -39%	AVERAGE PRICE \$1,019,167 -8%
HIGHEST SALE \$1,905,000	LOWEST SALE \$250,000	TOTAL VALUE \$14.27M

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 Canley heights alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$766,667 -39%	AVERAGE PRICE \$1,019,167 -8%	TOTAL SALES 14 +8%
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PROPERTY TYPE BREAKDOWN

Residentials	14 (100%)
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KEY MARKET INSIGHTS

- 14 properties settled in Canley heights NSW 2166 in July 2026.
- The median sale price fell 39% to \$766,667, down from \$1,250,000 in June.
- All 14 recorded sales were residentials.
- Prices ranged widely — from \$250,000 to \$1,905,000, a spread of \$1,655,000.
- The standout sale was 132 CANLEY VALE RD at \$1,905,000 on 15 Jul — 148% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
132 CANLEY VALE RD	Residential	\$1,905,000	15 Jul
28 ALLENBY ST	Residential	\$1,640,000	1 Jul
70 QUEEN ST	Residential	\$1,450,000	13 Jul
72 QUEEN ST	Residential	\$1,450,000	13 Jul
16 MCKIBBIN ST	Residential	\$1,400,000	29 Jul
70 FERNGROVE RD	Residential	\$1,360,000	8 Jul
25 ARBUTUS ST	Residential	\$800,000	9 Jul
35 CAMBRIDGE ST	Residential	\$733,333	10 Jul
3/121 ARBUTUS ST	Residential	\$730,000	20 Jul
110/121 ARBUTUS ST	Residential	\$710,000	20 Jul
201 CANLEY VALE RD	Residential	\$660,000	23 Jul
FOXLOW ST	Residential	\$590,000	10 Jul