

Cardiff NSW 2285

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -2	MEDIAN PRICE \$860,000 -1%	AVERAGE PRICE \$863,525 -3%
HIGHEST SALE \$5,000,000	LOWEST SALE \$365,000	TOTAL VALUE \$20.41M

POSTCODE 2285 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$720	AVERAGE WEEKLY RENT \$744	OBSERVATIONS 60
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Figures cover the entire 2285 postcode area, not Cardiff alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$860,000 -1%	AVERAGE PRICE \$863,525 -3%	TOTAL SALES 17 -11%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (53%)
Commercials		5 (29%)
Warehouses		3 (18%)

KEY MARKET INSIGHTS

- 17 properties settled in Cardiff NSW 2285 in July 2026 — 9 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 1% to \$860,000, down from \$872,500 in June.
- Residentials accounted for 53% of sales (9 of 17), compared to 29% for commercials (5).
- Prices ranged widely — from \$365,000 to \$5,000,000, a spread of \$4,635,000.
- The standout sale was 322 MAIN RD at \$5,000,000 on 2 Jul — 481% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
322 MAIN RD	Commercial	\$5,000,000	2 Jul
38 MITCHELL RD	Warehouse	\$2,700,000	24 Jul
18 B PENDLEBURY RD	Warehouse	\$1,300,000	24 Jul
70 LOWRY ST	Residential	\$1,225,000	30 Jul
33 VERONICA ST	Commercial	\$1,050,000	14 Jul
12 VIEW ST	Residential	\$1,000,000	31 Jul
4/54 PENDLEBURY RD	Commercial	\$917,000	2 Jul
13 PENYLAN ST	Residential	\$885,000	3 Jul
2 JAMES ST	Residential	\$872,500	27 Jul
2/31 THOMAS ST	Residential	\$860,000	10 Jul