

Casula NSW 2170

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +4	MEDIAN PRICE \$931,250 -12%	AVERAGE PRICE \$1,038,125 -2%
HIGHEST SALE \$1,725,000	LOWEST SALE \$675,000	TOTAL VALUE \$13.46M

POSTCODE 2170 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$640	AVERAGE WEEKLY RENT \$661	OBSERVATIONS 319
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Figures cover the entire 2170 postcode area, not Casula alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$931,250 -12%	AVERAGE PRICE \$1,038,125 -2%	TOTAL SALES 13 +44%
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PROPERTY TYPE BREAKDOWN

Residential		12 (92%)
Vacant lands		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Casula NSW 2170 in August 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to \$931,250, down from \$1,058,000 in July.
- Residential accounted for 92% of sales (12 of 13), compared to 8% for vacant lands (1).
- Prices ranged widely — from \$675,000 to \$1,725,000, a spread of \$1,050,000.
- The standout sale was 22 TENNANT ST at \$1,725,000 on 31 Aug — 85% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 TENNANT ST	Residential	\$1,725,000	31 Aug
5 DUNROSSIL AVE	Residential	\$1,280,000	31 Aug
75 B DE MEYRICK AVE	Residential	\$1,250,000	10 Aug
27 NETTLETREE PL	Residential	\$1,175,000	17 Aug
20 B SLESSOR RD	Residential	\$1,085,000	11 Aug
41 DE MEYRICK AVE	Vacant land	\$1,000,000	26 Aug
5 B HEYSEN PL	Residential	\$972,500	21 Aug
5/12 MYALL RD	Residential	\$890,000	11 Aug
13/14 PINE RD	Residential	\$875,000	24 Aug
24 B KURRAJONG RD	Residential	\$850,000	31 Aug
14/130 GLENFIELD RD	Residential	\$840,000	7 Aug