SOLD NSW · PROPERTY MARKET REPORT

Casula NSW 2170

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 -18	$1,092,500 -9%	$1,123,967 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,725,000	$600,000	$34.72M

POSTCODE 2170 RENTAL MARKET · SEPTEMBER 2026

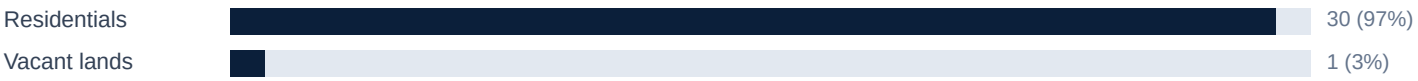
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$638	315

Figures cover the entire 2170 postcode area, not Casula alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,092,500 -9%	$1,123,967 -6%	31 -37%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 31 properties settled in Casula NSW 2170 in August–October 2026 — 30 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to $1,092,500, down from $1,205,000 in May–July 2026.
- Residentials accounted for 97% of sales (30 of 31), compared to 3% for vacant lands (1).
- Prices ranged widely — from $600,000 to $1,725,000, a spread of $1,125,000.
- The standout sale was 22 TENNANT ST at $1,725,000 on 31 Aug — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
22 TENNANT ST	Residential	**$1,725,000**	31 Aug
12 ANJUDY CL	Residential	**$1,720,000**	1 Sep
29 CARNATION AVE	Residential	**$1,600,000**	9 Sep
17 DE MEYRICK AVE	Residential	**$1,560,000**	12 Oct
17 HARPUR PL	Residential	**$1,510,000**	20 Oct
15 FURLONG AVE	Residential	**$1,500,000**	23 Sep
13 PAPERBARK CCT	Residential	**$1,410,000**	11 Sep
5 A CUSACK AVE	Residential	**$1,285,000**	18 Aug
5 DUNROSSIL AVE	Residential	**$1,280,000**	31 Aug
10 B CANBERRA AVE	Residential	**$1,260,000**	21 Sep
75 B DE MEYRICK AVE	Residential	**$1,250,000**	10 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.