

Cherrybrook NSW 2126

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 16 +2	MEDIAN PRICE \$1,790,000 -21%	AVERAGE PRICE \$1,839,485 -17%
HIGHEST SALE \$3,000,000	LOWEST SALE \$19,500	TOTAL VALUE \$29.51M

POSTCODE 2126 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,100	AVERAGE WEEKLY RENT \$1,067	OBSERVATIONS 21
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Figures cover the entire 2126 postcode area, not Cherrybrook alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,790,000 -21%	AVERAGE PRICE \$1,839,485 -17%	TOTAL SALES 16 +14%
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PROPERTY TYPE BREAKDOWN

Residential		15 (94%)
Vacant lands		1 (6%)

KEY MARKET INSIGHTS

- 16 properties settled in Cherrybrook NSW 2126 in August 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 21% to \$1,790,000, down from \$2,255,000 in July.
- Residential accounted for 94% of sales (15 of 16), compared to 6% for vacant lands (1).
- Prices ranged widely — from \$19,500 to \$3,000,000, a spread of \$2,980,500.
- The standout sale was 136 FRANCIS GREENWAY DR at \$3,000,000 on 20 Aug — 68% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
136 FRANCIS GREENWAY DR	Residential	\$3,000,000	20 Aug
10 MELISSA PL	Residential	\$2,820,000	17 Aug
51 TAMARISK CRES	Residential	\$2,610,000	7 Aug
50 MACQUARIE DR	Residential	\$2,258,888	28 Aug
29 PAXTON CRES	Residential	\$2,220,000	4 Aug
21 BLACKWATTLE PL	Residential	\$2,198,000	12 Aug
89 GUMNUT RD	Residential	\$2,000,000	21 Aug
7 JOHN RD	Vacant land	\$1,917,500	13 Aug
2 NORTHWOOD WAY	Residential	\$1,790,000	28 Aug
2/99 GUMNUT RD	Residential	\$1,702,000	10 Aug
12 FALLOWS WAY	Residential	\$1,695,000	24 Aug