

Condell park NSW 2200

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +1	MEDIAN PRICE \$1,440,000 +3%	AVERAGE PRICE \$1,496,700 +4%
HIGHEST SALE \$5,500,000	LOWEST SALE \$415,000	TOTAL VALUE \$20.47M

POSTCODE 2200 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$679	OBSERVATIONS 118
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Figures cover the entire 2200 postcode area, not Condell park alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,440,000 +3%	AVERAGE PRICE \$1,496,700 +4%	TOTAL SALES 11 +10%
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PROPERTY TYPE BREAKDOWN

Residentials		10 (91%)
Vacant lands		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Condell park NSW 2200 in August 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 3% to \$1,440,000, up from \$1,397,500 in July.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for vacant lands (1).
- Prices ranged widely — from \$415,000 to \$5,500,000, a spread of \$5,085,000.
- The standout sale was 10 SIMMAT AVE at \$5,500,000 on 6 Aug — 282% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 SIMMAT AVE	Vacant land	\$5,500,000	6 Aug
9 A JENSEN ST	Residential	\$2,950,000	24 Aug
32 SIXTH AVE	Residential	\$1,870,000	28 Aug
24 GALLIPOLI ST	Residential	\$1,700,000	17 Aug
11 SECOND AVE	Residential	\$1,495,000	7 Aug
104 CLARENCE ST	Residential	\$1,480,000	25 Aug
22 FOURTH AVE	Residential	\$1,400,000	3 Aug
35 CRAGG ST	Residential	\$1,400,000	26 Aug
1 B ELLIS ST	Residential	\$1,357,000	18 Aug
3/16 LEEMON ST	Residential	\$900,000	26 Aug
3/55 GLEESON AVE	Residential	\$415,000	24 Aug