SOLD NSW · PROPERTY MARKET REPORT

Dural NSW 2158

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -2	$2,340,000 +23%	$2,685,489 +6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$12,100,000	$530,000	$63.23M

POSTCODE 2158 RENTAL MARKET · SEPTEMBER 2026

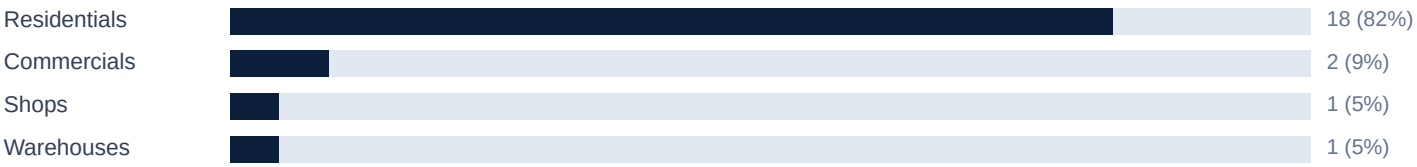
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,050	$1,076	7

Figures cover the entire 2158 postcode area, not Dural alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,340,000 +23%	$2,685,489 +6%	22 -8%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Dural NSW 2158 in August–October 2026 — 18 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 23% to $2,340,000, up from $1,902,000 in May–July 2026.
- Residentials accounted for 82% of sales (18 of 22), compared to 9% for commercials (2).
- Prices ranged widely — from $530,000 to $12,100,000, a spread of $11,570,000.
- The standout sale was 269 NEW LINE RD at $12,100,000 on 28 Oct — 417% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
269 NEW LINE RD	Commercial	**$12,100,000**	28 Oct
5 VINEYS LANE	Residential	**$6,500,000**	31 Aug
7 BALLANDA PL	Residential	**$5,450,000**	19 Aug
9 WILDTHORN AVE	Residential	**$3,800,000**	20 Oct
730 OLD NORTHERN RD	Residential	**$3,150,000**	20 Oct
68 QUARRY RD	Residential	**$3,135,000**	21 Aug
5 WILDTHORN AVE	Residential	**$2,800,000**	17 Sep
6 JOYCE PL	Residential	**$2,700,000**	23 Oct
6 RIDGEWOOD PL	Residential	**$2,400,000**	20 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.