

East hills NSW 2213

May 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +5	MEDIAN PRICE \$1,731,000 +23%	AVERAGE PRICE \$2,081,200 +50%
HIGHEST SALE \$7,100,001	LOWEST SALE \$450,000	TOTAL VALUE \$20.81M

POSTCODE 2213 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$925	AVERAGE WEEKLY RENT \$947	OBSERVATIONS 43
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Figures cover the entire 2213 postcode area, not East hills alone. Rental period: August 2026.

COMPARED TO APRIL 2026

MEDIAN PRICE \$1,731,000 +23%	AVERAGE PRICE \$2,081,200 +50%	TOTAL SALES 10 +100%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in East hills NSW 2213 in May 2026.
- The median sale price rose 23% to \$1,731,000, up from \$1,410,000 in April.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$450,000 to \$7,100,001, a spread of \$6,650,001.
- The standout sale was 644 HENRY LAWSON DR at \$7,100,001 on 22 May — 310% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
644 HENRY LAWSON DR	Residential	\$7,100,001	22 May
650 A HENRY LAWSON DR	Residential	\$2,000,000	22 May
646 HENRY LAWSON DR	Residential	\$1,900,000	22 May
650 HENRY LAWSON DR	Residential	\$1,850,000	22 May
8 MONIE AVE	Residential	\$1,737,000	6 May
20 WORSLEY ST	Residential	\$1,725,000	28 May
3 MCKEVITTE AVE	Residential	\$1,430,000	1 May
15 A MATTHEWS AVE	Residential	\$1,385,000	8 May
3 A BASS AVE	Residential	\$1,235,000	11 May
648 HENRY LAWSON DR	Residential	\$450,000	22 May