SOLD NSW · PROPERTY MARKET REPORT

East hills NSW 2213

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -9	$1,280,000 -23%	$1,329,545 -30%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,400,000	$690,000	$14.63M

POSTCODE 2213 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$900	$936	39

Figures cover the entire 2213 postcode area, not East hills alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,280,000 -23%	$1,329,545 -30%	11 -45%

PROPERTY TYPE BREAKDOWN

Residentials — 11 (100%)

KEY MARKET INSIGHTS

- 11 properties settled in East hills NSW 2213 in August–October 2026.
- The median sale price fell 23% to $1,280,000, down from $1,662,500 in May–July 2026.
- All 11 recorded sales were residentials.
- Prices ranged widely — from $690,000 to $2,400,000, a spread of $1,710,000.
- The standout sale was 56 LUCAS RD at $2,400,000 on 10 Aug — 88% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
56 LUCAS RD	Residential	**$2,400,000**	10 Aug
13 PENROSE AVE	Residential	**$1,650,000**	24 Sep
38 COOK CRES	Residential	**$1,600,000**	12 Oct
25 LEHN RD	Residential	**$1,580,000**	25 Sep
2 MCKEVITTE AVE	Residential	**$1,415,000**	28 Aug
11 MATTHEWS AVE	Residential	**$1,280,000**	23 Sep
14 BRACHER ST	Residential	**$1,270,000**	26 Aug
3/12 BROWNING ST	Residential	**$1,190,000**	6 Oct
6/6 LEHN RD	Residential	**$850,000**	24 Sep
17 MACLAURIN AVE	Residential	**$700,000**	20 Oct
303/17 MACLAURIN AVE	Residential	**$690,000**	23 Sep

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.