SOLD NSW · PROPERTY MARKET REPORT

Edmondson park NSW 2174

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 +13	$1,200,000 -6%	$1,107,762 -16%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,410,000	$595,000	$24.23M

POSTCODE 2174 RENTAL MARKET · SEPTEMBER 2026

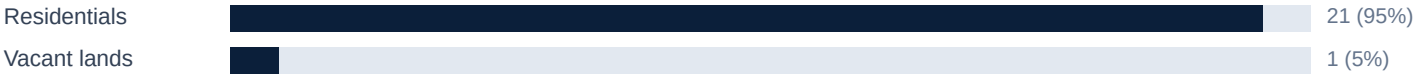
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$729	63

Figures cover the entire 2174 postcode area, not Edmondson park alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,200,000 -6%	$1,107,762 -16%	22 +144%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Edmondson park NSW 2174 in October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 6% to $1,200,000, down from $1,280,000 in September 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for vacant lands (1).
- Prices ranged widely — from $595,000 to $1,410,000, a spread of $815,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 DUNKIRK RD	Residential	**$1,410,000**	7 Oct
38 SAMMARAH RD	Residential	**$1,400,000**	9 Oct
51 HARTLEPOOL RD	Residential	**$1,300,000**	12 Oct
9 HEMMIE RD	Residential	**$1,285,000**	2 Oct
NELL ST	Residential	**$1,250,000**	14 Oct
10 NELL ST	Residential	**$1,250,000**	9 Oct
NELL ST	Residential	**$1,250,000**	19 Oct
NELL ST	Residential	**$1,250,000**	27 Oct
NELL ST	Residential	**$1,250,000**	23 Oct
1 DIAMOND HILL CCT	Residential	**$1,248,000**	19 Oct
147 HARTLEPOOL RD	Residential	**$1,200,000**	9 Oct
77 KINGSBURY RD	Residential	**$1,200,000**	28 Oct
6 DINANT RD	Residential	**$1,170,000**	28 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.