

Fairfield NSW 2165

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 +2	MEDIAN PRICE \$925,000 +47%	AVERAGE PRICE \$1,029,118 +30%
HIGHEST SALE \$13,200,000	LOWEST SALE \$400,000	TOTAL VALUE \$30.70M

POSTCODE 2165 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$600	AVERAGE WEEKLY RENT \$623	OBSERVATIONS 120
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Figures cover the entire 2165 postcode area, not Fairfield alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$925,000 +47%	AVERAGE PRICE \$1,029,118 +30%	TOTAL SALES 18 +13%
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PROPERTY TYPE BREAKDOWN

Residentials		17 (94%)
Warehouses		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Fairfield NSW 2165 in August 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 47% to \$925,000, up from \$627,500 in July.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for warehouses (1).
- Prices ranged widely — from \$400,000 to \$13,200,000, a spread of \$12,800,000.
- The standout sale was 366 THE HORSLEY DR at \$13,200,000 on 25 Aug — 1327% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
366 THE HORSLEY DR	Warehouse	\$13,200,000	25 Aug
38 CODRINGTON ST	Residential	\$1,750,000	7 Aug
62 THE BOULEVARDE	Residential	\$1,655,000	11 Aug
40 STATION ST	Residential	\$1,650,000	7 Aug
38 A STATION ST	Residential	\$1,650,000	7 Aug
7 LATTY ST	Residential	\$1,590,000	31 Aug
27 SACKVILLE ST	Residential	\$1,500,000	13 Aug
15 MAY ST	Residential	\$1,400,000	5 Aug
26 CROSBY CRES	Residential	\$1,020,000	10 Aug
7/32 MYDDLETON AVE	Residential	\$925,000	24 Aug
603/6 THE CRESCENT	Residential	\$780,000	5 Aug