SOLD NSW · PROPERTY MARKET REPORT

Fairfield east NSW 2165

June–August 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +1	$1,329,500 +17%	$3,060,400 +197%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,455,000	$285,000	$33.13M

POSTCODE 2165 RENTAL MARKET · SEPTEMBER 2026

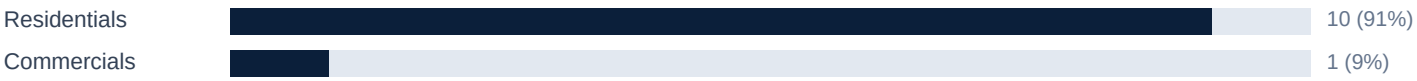
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$600	$646	113

Figures cover the entire 2165 postcode area, not Fairfield east alone. Rental period: September 2026.

COMPARED TO MARCH–MAY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,329,500 +17%	$3,060,400 +197%	11 +10%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Fairfield east NSW 2165 in June–August 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 17% to $1,329,500, up from $1,141,000 in March–May 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from $285,000 to $7,455,000, a spread of $7,170,000.
- The standout sale was 1 JAMES ST at $7,455,000 on 26 Jun — 461% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 JAMES ST	Residential	**$7,455,000**	26 Jun
3 JAMES ST	Residential	**$7,455,000**	26 Jun
5 JAMES ST	Residential	**$7,455,000**	26 Jun
4/34 FAIRFIELD ST	Commercial	**$2,530,000**	19 Jun
37 VICTORY ST	Residential	**$1,655,000**	29 Jun
178 FAIRFIELD ST	Residential	**$1,354,000**	24 Aug
5 VICTORY ST	Residential	**$1,305,000**	18 Jun
13/131 LISBON ST	Residential	**$1,265,000**	29 Jun
7 CARY WAY	Residential	**$1,200,000**	30 Jun
59 MONTROSE AVE	Residential	**$1,175,000**	10 Jul
6/235 THE HORSLEY DR	Residential	**$285,000**	19 Aug

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