SOLD NSW · PROPERTY MARKET REPORT

Fairfield west NSW 2165

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -15	$1,200,000 -7%	$1,194,095 -2%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,000,000	$540,000	$25.08M

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 west alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,200,000 -7%	$1,194,095 -2%	21 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Fairfield west NSW 2165 in August–October 2026.
- The median sale price fell 7% to $1,200,000, down from $1,283,500 in May–July 2026.
- All 21 recorded sales were residentials.
- Prices ranged widely — from $540,000 to $2,000,000, a spread of $1,460,000.
- The standout sale was 3 FARRELL PL at $2,000,000 on 23 Oct — 67% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 FARRELL PL	Residential	**$2,000,000**	23 Oct
26 MARGARET ST	Residential	**$1,430,000**	18 Aug
219 POLDING ST	Residential	**$1,415,000**	14 Sep
55 MADELINE ST	Residential	**$1,400,000**	2 Oct
309 POLDING ST	Residential	**$1,355,000**	22 Sep
132 THORNEY RD	Residential	**$1,310,000**	17 Aug
84 MARGARET ST	Residential	**$1,306,000**	10 Aug
7 A WAVERLEY ST	Residential	**$1,290,000**	1 Sep
69 GOODACRE AVE	Residential	**$1,270,000**	17 Aug
14 KAMBALA CRES	Residential	**$1,200,000**	28 Sep
14 MUSGRAVE CRES	Residential	**$1,200,000**	22 Oct
18 QUIROS AVE	Residential	**$1,180,000**	9 Oct

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.