SOLD NSW · PROPERTY MARKET REPORT

Forest lodge NSW 2037

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -11	$1,435,000 -9%	$1,377,143 -24%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$253,000	$20.27M

POSTCODE 2037 RENTAL MARKET · SEPTEMBER 2026

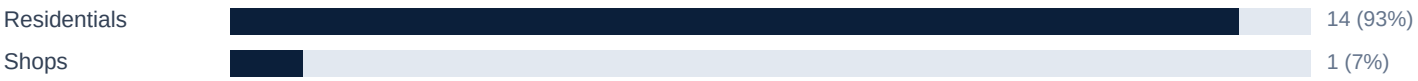
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$901	117

Figures cover the entire 2037 postcode area, not Forest lodge alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,435,000 -9%	$1,377,143 -24%	15 -42%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Forest lodge NSW 2037 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 9% to $1,435,000, down from $1,572,500 in May–July 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for shops (1).
- Prices ranged widely — from $253,000 to $3,000,000, a spread of $2,747,000.
- The standout sale was 4 CULLEN CL at $3,000,000 on 11 Sep — 109% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 CULLEN CL	Residential	**$3,000,000**	11 Sep
101/6 MAXWELL RD	Residential	**$2,860,000**	12 Oct
315/105 ROSS ST	Residential	**$1,718,000**	10 Sep
615/172 ROSS ST	Residential	**$1,660,000**	9 Sep
41 ROSS ST	Residential	**$1,600,000**	18 Sep
5407/148 ROSS ST	Residential	**$1,465,000**	4 Sep
5/77 HEREFORD ST	Residential	**$1,450,000**	1 Sep
302/10 SCOTSMAN ST	Residential	**$1,420,000**	23 Sep
183 ST JOHNS RD	Shop	**$990,000**	2 Oct
208/170 ROSS ST	Residential	**$856,000**	27 Oct
201/1 CULLEN CL	Residential	**$850,000**	7 Aug

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.