

Frenchs forest NSW 2086

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 +6	MEDIAN PRICE \$2,108,000 -8%	AVERAGE PRICE \$1,995,750 -8%
HIGHEST SALE \$2,818,000	LOWEST SALE \$330,000	TOTAL VALUE \$22.97M

POSTCODE 2086 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,100	AVERAGE WEEKLY RENT \$1,075	OBSERVATIONS 20
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Figures cover the entire 2086 postcode area, not Frenchs forest alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$2,108,000 -8%	AVERAGE PRICE \$1,995,750 -8%	TOTAL SALES 14 +75%
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PROPERTY TYPE BREAKDOWN

Residential		10 (71%)
Commercials		3 (21%)
Warehouses		1 (7%)

KEY MARKET INSIGHTS

- 14 properties settled in Frenchs forest NSW 2086 in September 2026 — 10 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 8% to \$2,108,000, down from \$2,280,000 in August.
- Residential accounted for 71% of sales (10 of 14), compared to 21% for commercials (3).
- Prices ranged widely — from \$330,000 to \$2,818,000, a spread of \$2,488,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
10 BAYVIEW CL	Residential	\$2,818,000	16 Sep
6 BOWMAN AVE	Residential	\$2,530,000	17 Sep
17 PAXTON ST	Residential	\$2,375,000	17 Sep
53 KENS RD	Residential	\$2,300,000	9 Sep
5 KAMBORA AVE	Residential	\$2,110,000	11 Sep
23 BIMBADEEN CRES	Residential	\$2,106,000	3 Sep
4 BRENTWOOD PL	Residential	\$2,000,000	3 Sep
20 EPPING DR	Residential	\$2,000,000	15 Sep
7/7 RODBOROUGH RD	Residential	\$1,350,000	10 Sep
24/7 RODBOROUGH RD	Commercial	\$1,115,000	7 Sep
23/7 RODBOROUGH RD	Warehouse	\$1,112,000	7 Sep