SOLD NSW · PROPERTY MARKET REPORT

Frenchs forest NSW 2086

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 -11	$2,307,500 +9%	$2,383,300 +19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,480,000	$1,160,000	$24.99M

POSTCODE 2086 RENTAL MARKET · SEPTEMBER 2026

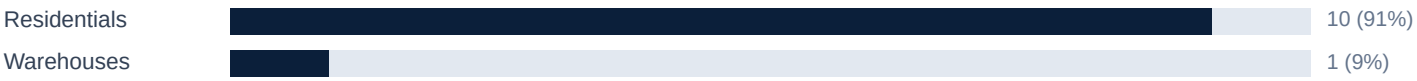
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,165	$1,169	30

Figures cover the entire 2086 postcode area, not Frenchs forest alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,307,500 +9%	$2,383,300 +19%	11 -50%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Frenchs forest NSW 2086 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 9% to $2,307,500, up from $2,108,000 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for warehouses (1).
- Prices ranged widely — from $1,160,000 to $3,480,000, a spread of $2,320,000.
- The standout sale was 7 INVERNESS AVE at $3,480,000 on 23 Oct — 51% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 INVERNESS AVE	Residential	**$3,480,000**	23 Oct
10 CARNARVON DR	Residential	**$2,850,000**	6 Oct
44 SORLIE RD	Residential	**$2,800,000**	15 Oct
11 COMEROY CRES	Residential	**$2,360,000**	26 Oct
6 KYOGLE PL	Residential	**$2,350,000**	22 Oct
14 COBB ST	Residential	**$2,265,000**	2 Oct
7 PILDRA PL	Residential	**$2,155,000**	1 Oct
61 WEARDEN RD	Residential	**$2,125,000**	14 Oct
10 BLAXLAND ST	Residential	**$1,810,000**	26 Oct
5/8 GLADYS AVE	Residential	**$1,638,000**	28 Oct
58/7 RODBOROUGH RD	Warehouse	**$1,160,000**	16 Oct

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