SOLD NSW · PROPERTY MARKET REPORT

Girards hill NSW 2480

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -4	$598,500 +4%	$639,200 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,265,000	$340,000	$6.39M

POSTCODE 2480 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$576	70

Figures cover the entire 2480 postcode area, not Girards hill alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$598,500 +4%	$639,200 +10%	10 -29%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Girards hill NSW 2480 in August–October 2026.
- The median sale price rose 4% to $598,500, up from $575,000 in May–July 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $340,000 to $1,265,000, a spread of $925,000.
- The standout sale was 39 JAMES ST at $1,265,000 on 13 Oct — 111% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
39 JAMES ST	Residential	**$1,265,000**	13 Oct
16 EDEN PL	Residential	**$725,000**	12 Oct
24 JAMES ST	Residential	**$715,000**	6 Oct
27 GARRARD ST	Residential	**$685,000**	9 Oct
29 WYRALLAH RD	Residential	**$632,000**	1 Oct
29 GARRARD ST	Residential	**$565,000**	15 Sep
37 PARKES ST	Residential	**$565,000**	23 Oct
13 HAYWARD ST	Residential	**$480,000**	15 Oct
8 HAYWARD ST	Residential	**$420,000**	1 Oct
39 CATHCART ST	Residential	**$340,000**	14 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.