

# Girraween NSW 2145

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                             |                                               |
|------------------------------------|---------------------------------------------|-----------------------------------------------|
| TOTAL SALES<br>10<br><div>-2</div> | MEDIAN PRICE<br>\$968,000<br><div>+1%</div> | AVERAGE PRICE<br>\$994,111<br><div>-12%</div> |
| HIGHEST SALE<br>\$2,300,000        | LOWEST SALE<br>\$419,000                    | TOTAL VALUE<br>\$11.25M                       |

POSTCODE 2145 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$665 | AVERAGE WEEKLY RENT<br>\$698 | OBSERVATIONS<br>342 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2145 postcode area, not Girraween alone. Rental period: August 2026.

COMPARED TO JULY 2026

|                                             |                                               |                                      |
|---------------------------------------------|-----------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$968,000<br><div>+1%</div> | AVERAGE PRICE<br>\$994,111<br><div>-12%</div> | TOTAL SALES<br>10<br><div>-17%</div> |
|---------------------------------------------|-----------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 9 (90%) |
| Commercials  | <div></div> | 1 (10%) |

KEY MARKET INSIGHTS

- 10 properties settled in Girraween NSW 2145 in August 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to \$968,000, up from \$960,000 in July.
- Residentials accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from \$419,000 to \$2,300,000, a spread of \$1,881,000.
- The standout sale was 1/127 MAGOWAR RD at \$2,300,000 on 26 Aug — 138% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS             | TYPE        | SOLD PRICE  | DATE   |
|---------------------|-------------|-------------|--------|
| 1/127 MAGOWAR RD    | Commercial  | \$2,300,000 | 26 Aug |
| 97 E GIRRAWEEEN RD  | Residential | \$1,270,000 | 21 Aug |
| 3/2 BANDO RD        | Residential | \$1,205,000 | 24 Aug |
| 16 CARINYA RD       | Residential | \$1,200,000 | 7 Aug  |
| 104 A GIRRAWEEEN RD | Residential | \$1,130,000 | 20 Aug |
| 5/44 GIRRAWEEEN RD  | Residential | \$968,000   | 25 Aug |
| 4/167 TARGO RD      | Residential | \$940,000   | 7 Aug  |
| 8/213 TARGO RD      | Residential | \$910,000   | 21 Aug |
| 5/90 GILBA RD       | Residential | \$905,000   | 19 Aug |
| 8/227 TARGO RD      | Residential | \$419,000   | 28 Aug |