SOLD NSW · PROPERTY MARKET REPORT

Girraween NSW 2145

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
11 +2	$897,500 -3%	$959,100 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,700,000	$720,000	$11.29M

POSTCODE 2145 RENTAL MARKET · SEPTEMBER 2026

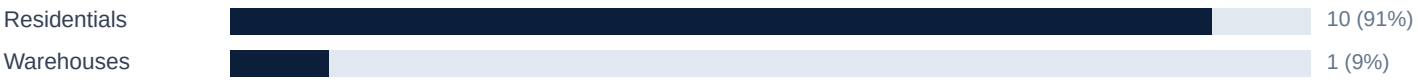
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$666	$700	342

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$897,500 -3%	$959,100 +9%	11 +22%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 11 properties settled in Girraween NSW 2145 in October 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 3% to $897,500, down from $923,750 in September 2026.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for warehouses (1).
- Prices ranged widely — from $720,000 to $1,700,000, a spread of $980,000.
- The standout sale was 43 TUNGARRA RD at $1,700,000 on 12 Oct — 89% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
43 TUNGARRA RD	Residential	**$1,700,000**	12 Oct
4/136 MAGOWAR RD	Warehouse	**$1,700,000**	29 Oct
5/15 TUNGARRA RD	Residential	**$1,000,000**	19 Oct
4/18 CARINYA RD	Residential	**$980,000**	13 Oct
6/213 TARGO RD	Residential	**$910,000**	15 Oct
4/10 BANDO RD	Residential	**$900,000**	19 Oct
6/84 ORAMZI RD	Residential	**$895,000**	12 Oct
77 C GILBA RD	Residential	**$861,000**	9 Oct
8/3 TUNGARRA RD	Residential	**$825,000**	26 Oct
12/44 GIRRAWEEN RD	Residential	**$800,000**	19 Oct
5/5 BANDO RD	Residential	**$720,000**	21 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.