SOLD NSW · PROPERTY MARKET REPORT

Gledswood hills NSW 2557

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
29 -113	$1,350,000 -10%	$1,388,182 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,500,000	$375,000	$39.38M

POSTCODE 2557 RENTAL MARKET · SEPTEMBER 2026

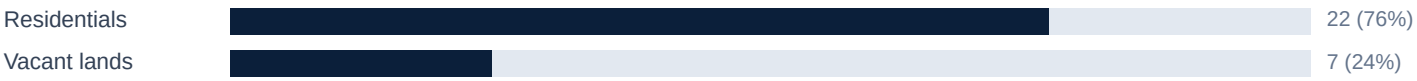
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$783	52

Figures cover the entire 2557 postcode area, not Gledswood hills alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,350,000 -10%	$1,388,182 -9%	29 -80%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 29 properties settled in Gledswood hills NSW 2557 in August–October 2026 — 22 residential and 7 non-residential (commercial or land).
- The residential median sale price fell 10% to $1,350,000, down from $1,497,500 in May–July 2026.
- Residentials accounted for 76% of sales (22 of 29), compared to 24% for vacant lands (7).
- Prices ranged widely — from $375,000 to $2,500,000, a spread of $2,125,000.
- The standout sale was 37 HOUGHTON RD at $2,500,000 on 18 Aug — 85% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
37 HOUGHTON RD	Residential	**$2,500,000**	18 Aug
49 COLIBAN ST	Residential	**$2,360,000**	27 Aug
113 BALLANDEAN BVD	Residential	**$2,300,000**	24 Sep
11 FLORIAN BVD	Residential	**$1,800,000**	25 Sep
2 COHEN ST	Residential	**$1,780,000**	10 Aug
4 FLORIAN BVD	Residential	**$1,775,000**	8 Oct
3 BELGRAVIA AVE	Residential	**$1,565,000**	2 Sep
10 PETERSON AVE	Residential	**$1,500,000**	21 Aug
127 PLEASANT CCT	Residential	**$1,435,000**	7 Aug
46 ELYSIUM LOOP	Vacant land	**$1,430,000**	17 Aug
38 ELYSIUM LOOP	Vacant land	**$1,405,000**	11 Sep

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.