SOLD NSW · PROPERTY MARKET REPORT

Greenwich NSW 2065

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 -9	$1,120,000 +10%	$1,619,750 -43%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,437,000	$60,000	$35.63M

POSTCODE 2065 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,017	253

Figures cover the entire 2065 postcode area, not Greenwich alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,120,000 +10%	$1,619,750 -43%	22 -29%

PROPERTY TYPE BREAKDOWN

Residentials — 22 (100%)

KEY MARKET INSIGHTS

- 22 properties settled in Greenwich NSW 2065 in August–October 2026.
- The median sale price rose 10% to $1,120,000, up from $1,017,500 in May–July 2026.
- All 22 recorded sales were residentials.
- Prices ranged widely — from $60,000 to $3,437,000, a spread of $3,377,000.
- The standout sale was 16 CROWTHER AVE at $3,437,000 on 28 Oct — 207% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
16 CROWTHER AVE	Residential	**$3,437,000**	28 Oct
62 RONALD AVE	Residential	**$3,362,500**	24 Aug
55 RIVER RD	Residential	**$3,100,000**	17 Aug
119 GREENWICH RD	Residential	**$2,940,000**	10 Sep
6 CROWTHER AVE	Residential	**$2,900,000**	31 Aug
701/2 A BELLEVUE AVE	Residential	**$2,890,000**	24 Sep
501/2 A BELLEVUE AVE	Residential	**$2,090,000**	1 Sep
5/27 GREENWICH RD	Residential	**$2,085,000**	28 Oct
6/56 GREENWICH RD	Residential	**$2,050,000**	1 Oct
401/2 A BELLEVUE AVE	Residential	**$1,890,000**	7 Sep
8/54 GREENWICH RD	Residential	**$1,300,000**	25 Aug
1/5 BALFOUR ST	Residential	**$940,000**	10 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.