

Gregory hills NSW 2557

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 14 -5	MEDIAN PRICE \$1,165,000 0%	AVERAGE PRICE \$1,231,667 -5%
HIGHEST SALE \$1,860,000	LOWEST SALE \$550,000	TOTAL VALUE \$12.12M

POSTCODE 2557 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$787	OBSERVATIONS 53
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Figures cover the entire 2557 postcode area, not Gregory hills alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,165,000 0%	AVERAGE PRICE \$1,231,667 -5%	TOTAL SALES 14 -26%
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PROPERTY TYPE BREAKDOWN

Vacant lands		8 (57%)
Residentials		6 (43%)

KEY MARKET INSIGHTS

- 14 properties settled in Gregory hills NSW 2557 in September 2026 — 6 residential and 8 non-residential (commercial or land).
- The residential median sale price held steady at \$1,165,000 — consistent with August.
- Vacant lands accounted for 57% of sales (8 of 14), compared to 43% for residentials (6).
- Prices ranged widely — from \$550,000 to \$1,860,000, a spread of \$1,310,000.
- The standout sale was 70 HILLSTON CCT at \$1,860,000 on 4 Sep — 60% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
70 HILLSTON CCT	Residential	\$1,860,000	4 Sep
42 BEGA ST	Residential	\$1,430,000	16 Sep
1/8 CATTLE WAY	Residential	\$1,300,000	3 Sep
44 MELTON CCT	Residential	\$1,030,000	10 Sep
76 A AUDLEY CCT	Residential	\$970,000	15 Sep
23 ATLANTIS CRES	Residential	\$800,000	4 Sep
TURNER RD	Vacant land	\$670,000	4 Sep
TURNER RD	Vacant land	\$655,000	4 Sep
TURNER RD	Vacant land	\$585,000	4 Sep
TURNER RD	Vacant land	\$582,000	4 Sep
TURNER RD	Vacant land	\$580,000	4 Sep