SOLD NSW · PROPERTY MARKET REPORT

Gregory hills NSW 2557

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -8	$1,037,500 +1%	$1,014,833 -12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,825,000	$498,180	$12.00M

POSTCODE 2557 RENTAL MARKET · SEPTEMBER 2026

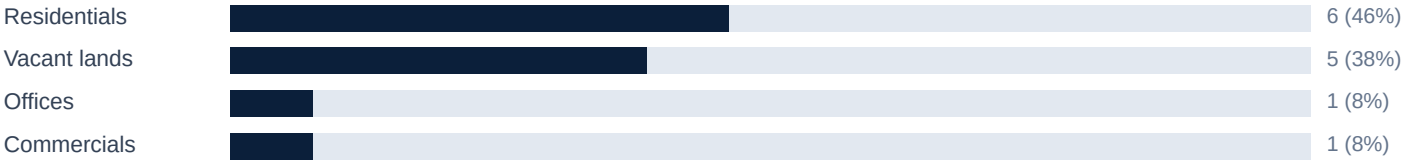
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$783	52

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,037,500 +1%	$1,014,833 -12%	13 -38%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 13 properties settled in Gregory hills NSW 2557 in October 2026 — 6 residential and 7 non-residential (commercial or land).
- The residential median sale price rose 1% to $1,037,500, up from $1,030,000 in September 2026.
- Residentials accounted for 46% of sales (6 of 13), compared to 38% for vacant lands (5).
- Prices ranged widely — from $498,180 to $1,825,000, a spread of $1,326,820.
- The standout sale was 6/31 A LASSO RD at $1,825,000 on 21 Oct — 76% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6/31 A LASSO RD	Commercial	**$1,825,000**	21 Oct
14 TASMAN ST	Residential	**$1,280,000**	13 Oct
14 B LIMELIGHT CCT	Residential	**$1,055,000**	13 Oct
318/39 LASSO RD	Office	**$1,050,000**	21 Oct
6 HILLSTON CCT	Residential	**$1,040,000**	8 Oct
16 COCKATOO ST	Residential	**$1,035,000**	6 Oct
4 BURTON RD	Residential	**$1,030,000**	6 Oct
9 DOLABELLA WAY	Vacant land	**$740,000**	21 Oct
11 HOFFMAN ST	Residential	**$649,000**	14 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.