SOLD NSW · PROPERTY MARKET REPORT

Greystanes NSW 2145

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 +2	$1,340,000 -2%	$1,387,619 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,905,000	$864,000	$24.98M

POSTCODE 2145 RENTAL MARKET · SEPTEMBER 2026

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

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,340,000 -2%	$1,387,619 -6%	18 +13%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Greystanes NSW 2145 in October 2026.
- The median sale price fell 2% to $1,340,000, down from $1,365,000 in September 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $864,000 to $1,905,000, a spread of $1,041,000.
- The standout sale was 66 IAN ST at $1,905,000 on 26 Oct — 42% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
66 IAN ST	Residential	**$1,905,000**	26 Oct
47 RUNYON AVE	Residential	**$1,795,000**	19 Oct
64 MONTAGUE ST	Residential	**$1,558,000**	23 Oct
5 HACKNEY ST	Residential	**$1,486,250**	16 Oct
36 KOOKABURRA ST	Residential	**$1,445,000**	9 Oct
101 ROBERTA ST	Residential	**$1,435,000**	12 Oct
228 MACQUARIE RD	Residential	**$1,400,000**	28 Oct
89 GREGORY ST	Residential	**$1,375,000**	19 Oct
8 LEONARD AVE	Residential	**$1,340,000**	12 Oct
27 ROBERTA ST	Residential	**$1,340,000**	26 Oct
31 ALPHA RD	Residential	**$1,320,000**	26 Oct
27 SAPPHIRE ST	Residential	**$1,315,000**	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.