

Guildford NSW 2161

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 23 +1	MEDIAN PRICE \$550,000 -39%	AVERAGE PRICE \$1,553,606 +62%
HIGHEST SALE \$17,500,000	LOWEST SALE \$200,000	TOTAL VALUE \$35.73M

POSTCODE 2161 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$664	OBSERVATIONS 82
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Figures cover the entire 2161 postcode area, not Guildford alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$550,000 -39%	AVERAGE PRICE \$1,553,606 +62%	TOTAL SALES 23 +5%
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PROPERTY TYPE BREAKDOWN

Residential	23 (100%)
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KEY MARKET INSIGHTS

- 23 properties settled in Guildford NSW 2161 in August 2026.
- The median sale price fell 39% to \$550,000, down from \$907,500 in July.
- All 23 recorded sales were residentials.
- Prices ranged widely — from \$200,000 to \$17,500,000, a spread of \$17,300,000.
- The standout sale was 54 MOUNTFORD AVE at \$17,500,000 on 31 Aug — 3082% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
54 MOUNTFORD AVE	Residential	\$17,500,000	31 Aug
276 EXCELSIOR ST	Residential	\$1,680,000	26 Aug
49 GARNET ST	Residential	\$1,606,888	26 Aug
58 BERWICK ST	Residential	\$1,600,000	14 Aug
60 BERWICK ST	Residential	\$1,500,000	14 Aug
66 ZILLAH ST	Residential	\$1,360,000	19 Aug
65 BANGOR ST	Residential	\$1,220,000	10 Aug
40 BURSILL ST	Residential	\$1,200,000	3 Aug
21 THE ESPLANADE	Residential	\$1,100,000	28 Aug
4/17 ADAH ST	Residential	\$940,000	13 Aug
1/80 BURSILL ST	Residential	\$775,000	10 Aug
5/67 O'NEILL ST	Residential	\$550,000	6 Aug