SOLD NSW · PROPERTY MARKET REPORT

Guildford NSW 2161

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
26 +10	$662,500 +42%	$914,385 +26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,900,000	$360,000	$23.77M

POSTCODE 2161 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$615	$680	72

Figures cover the entire 2161 postcode area, not Guildford alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$662,500 +42%	$914,385 +26%	26 +63%

PROPERTY TYPE BREAKDOWN

Residentials — 26 (100%)

KEY MARKET INSIGHTS

- 26 properties settled in Guildford NSW 2161 in October 2026.
- The median sale price rose 42% to $662,500, up from $466,667 in September 2026.
- All 26 recorded sales were residentials.
- Prices ranged widely — from $360,000 to $1,900,000, a spread of $1,540,000.
- The standout sale was 1 KANE ST at $1,900,000 on 9 Oct — 187% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
1 KANE ST	Residential	**$1,900,000**	9 Oct
20 TAMPLIN RD	Residential	**$1,750,000**	27 Oct
46 ROSEBERY RD	Residential	**$1,700,000**	19 Oct
17 B CHILTERN RD	Residential	**$1,560,000**	13 Oct
48 ROWLEY RD	Residential	**$1,500,000**	15 Oct
6/39 FRANK ST	Residential	**$1,420,000**	29 Oct
69 WOLSELEY ST	Residential	**$1,400,000**	26 Oct
23 BURSILL ST	Residential	**$1,400,000**	29 Oct
14 O'CONNOR ST	Residential	**$1,295,000**	14 Oct
6 KENNEDY ST	Residential	**$1,200,000**	27 Oct
13 WOODSTOCK ST	Residential	**$1,200,000**	23 Oct
4/487 WOODVILLE RD	Residential	**$925,000**	16 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.