

Guildford west NSW 2161

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +9	MEDIAN PRICE \$1,300,000 +11%	AVERAGE PRICE \$1,308,083 +16%
HIGHEST SALE \$1,900,000	LOWEST SALE \$900,000	TOTAL VALUE \$17.60M

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 west alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,300,000 +11%	AVERAGE PRICE \$1,308,083 +16%	TOTAL SALES 13 +225%
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PROPERTY TYPE BREAKDOWN

Residential		12 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Guildford west NSW 2161 in April 2026 — 12 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 11% to \$1,300,000, up from \$1,171,000 in March.
- Residential accounted for 92% of sales (12 of 13), compared to 8% for commercials (1).
- Prices ranged widely — from \$900,000 to \$1,900,000, a spread of \$1,000,000.
- The standout sale was 4/181 MCCREDIE RD at \$1,900,000 on 30 Apr — 46% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4/181 MCCREDIE RD	Commercial	\$1,900,000	30 Apr
7 PHILLIP ST	Residential	\$1,590,000	1 Apr
27 ROBERTSON ST	Residential	\$1,458,000	8 Apr
11 A KARANI AVE	Residential	\$1,405,000	14 Apr
38 QUEEN ST	Residential	\$1,375,000	14 Apr
6 VIRGINIA ST	Residential	\$1,350,000	16 Apr
46 ROBERTSON ST	Residential	\$1,300,000	13 Apr
99 DENNISTOUN AVE	Residential	\$1,300,000	2 Apr
99 A DENNISTOUN AVE	Residential	\$1,300,000	2 Apr
50 IRIS ST	Residential	\$1,285,000	2 Apr
15 PALMER ST	Residential	\$1,270,000	1 Apr