SOLD NSW · PROPERTY MARKET REPORT

Guildford west NSW 2161

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 -7	$1,325,000 +4%	$1,332,680 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,630,000	$1,085,000	$19.99M

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 west alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,325,000 +4%	$1,332,680 +9%	15 -32%

PROPERTY TYPE BREAKDOWN

Residentials — 15 (100%)

KEY MARKET INSIGHTS

- 15 properties settled in Guildford west NSW 2161 in August–October 2026.
- The median sale price rose 4% to $1,325,000, up from $1,270,000 in May–July 2026.
- All 15 recorded sales were residentials.
- Prices ranged widely — from $1,085,000 to $1,630,000, a spread of $545,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
59 A PALMER ST	Residential	**$1,630,000**	18 Aug
1/13 JOHNSTONE ST	Residential	**$1,570,000**	7 Sep
79 MCCREDIE RD	Residential	**$1,480,000**	17 Sep
17 IRIS ST	Residential	**$1,400,000**	19 Aug
24 VIRGINIA ST	Residential	**$1,375,000**	25 Aug
541 GUILDFORD RD	Residential	**$1,350,000**	10 Aug
50 FAIRFIELD RD	Residential	**$1,348,200**	14 Aug
8 MALOUF ST	Residential	**$1,325,000**	4 Sep
1 A WISDOM ST	Residential	**$1,302,000**	22 Oct
40 IRIS ST	Residential	**$1,290,000**	26 Aug
65 A HUNT ST	Residential	**$1,250,000**	25 Sep
81 A QUEEN ST	Residential	**$1,205,000**	19 Oct
80 B FAIRFIELD RD	Residential	**$1,200,000**	3 Sep
46 LEACH RD	Residential	**$1,180,000**	9 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.