

Homebush west NSW 2140

September 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -7	MEDIAN PRICE \$605,250 -16%	AVERAGE PRICE \$733,678 -4%
HIGHEST SALE \$1,780,888	LOWEST SALE \$495,000	TOTAL VALUE \$7.34M

POSTCODE 2140 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$710	AVERAGE WEEKLY RENT \$757	OBSERVATIONS 106
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Figures cover the entire 2140 postcode area, not Homebush west alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$605,250 -16%	AVERAGE PRICE \$733,678 -4%	TOTAL SALES 10 -41%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Homebush west NSW 2140 in September 2026.
- The median sale price fell 16% to \$605,250, down from \$720,000 in August.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$495,000 to \$1,780,888, a spread of \$1,285,888.
- The standout sale was 63 COURALLIE AVE at \$1,780,888 on 9 Sep — 194% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
63 COURALLIE AVE	Residential	\$1,780,888	9 Sep
304/81 COURALLIE AVE	Residential	\$785,888	11 Sep
301/12 MANDEMAR AVE	Residential	\$690,000	2 Sep
19/16 HORNSEY RD	Residential	\$690,000	11 Sep
14/52 COURALLIE AVE	Residential	\$610,500	9 Sep
29/8 MARLBOROUGH RD	Residential	\$600,000	2 Sep
40/68 COURALLIE AVE	Residential	\$584,500	2 Sep
14/76 COURALLIE AVE	Residential	\$575,000	3 Sep
10/47 HAMPSTEAD RD	Residential	\$525,000	2 Sep
4/43 HENLEY RD	Residential	\$495,000	7 Sep