SOLD NSW · PROPERTY MARKET REPORT

Homebush west NSW 2140

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 +10	$630,500 +3%	$880,727 +25%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,990,000	$450,000	$20.51M

POSTCODE 2140 RENTAL MARKET · SEPTEMBER 2026

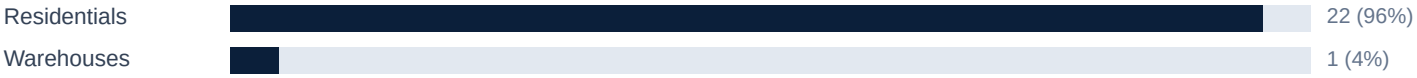
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$705	$713	122

Figures cover the entire 2140 postcode area, not Homebush west alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$630,500 +3%	$880,727 +25%	23 +77%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Homebush west NSW 2140 in October 2026 — 22 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 3% to $630,500, up from $610,500 in September 2026.
- Residentials accounted for 96% of sales (22 of 23), compared to 4% for warehouses (1).
- Prices ranged widely — from $450,000 to $1,990,000, a spread of $1,540,000.
- The standout sale was 2 FLEMINGTON RD at $1,990,000 on 23 Oct — 216% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 FLEMINGTON RD	Residential	**$1,990,000**	23 Oct
58 TELOPEA AVE	Residential	**$1,680,000**	12 Oct
58 TELOPEA AVE	Residential	**$1,650,000**	12 Oct
58 TELOPEA AVE	Residential	**$1,600,000**	12 Oct
58 TELOPEA AVE	Residential	**$1,550,000**	12 Oct
1/161 ARTHUR ST	Warehouse	**$1,130,000**	19 Oct
20/378 PARRAMATTA RD	Residential	**$1,050,000**	28 Oct
101/88 COURALLIE AVE	Residential	**$790,000**	8 Oct
38/23 HORNSEY RD	Residential	**$780,000**	29 Oct
2/47 HENLEY RD	Residential	**$710,000**	7 Oct
211/81 COURALLIE AVE	Residential	**$698,000**	6 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.