

Kellyville NSW 2155

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 -15	MEDIAN PRICE \$1,620,000 -12%	AVERAGE PRICE \$1,783,853 +1%
HIGHEST SALE \$5,200,000	LOWEST SALE \$818,000	TOTAL VALUE \$32.65M

POSTCODE 2155 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$798	AVERAGE WEEKLY RENT \$840	OBSERVATIONS 204
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Figures cover the entire 2155 postcode area, not Kellyville alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$1,620,000 -12%	AVERAGE PRICE \$1,783,853 +1%	TOTAL SALES 18 -45%
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PROPERTY TYPE BREAKDOWN

Residentials		17 (94%)
Vacant lands		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Kellyville NSW 2155 in September 2026 — 17 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 12% to \$1,620,000, down from \$1,850,000 in August.
- Residentials accounted for 94% of sales (17 of 18), compared to 6% for vacant lands (1).
- Prices ranged widely — from \$818,000 to \$5,200,000, a spread of \$4,382,000.
- The standout sale was 173 SAMANTHA RILEY DR at \$5,200,000 on 11 Sep — 221% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
173 SAMANTHA RILEY DR	Residential	\$5,200,000	11 Sep
88 THOMAS BOULTON CCT	Vacant land	\$2,325,000	3 Sep
8 BUCKERIDGE PL	Residential	\$2,300,000	2 Sep
9 MEADOW PL	Residential	\$2,150,000	11 Sep
16 WOODSTREAM CRES	Residential	\$2,005,000	17 Sep
29 KIRKCALDY CCT	Residential	\$1,892,500	1 Sep
38 FOREST OAK WAY	Residential	\$1,820,000	17 Sep
22 DUNCRAIG DR	Residential	\$1,740,000	1 Sep
19 FOREST OAK WAY	Residential	\$1,675,000	2 Sep
50 NIMBUS CL	Residential	\$1,620,000	7 Sep
15 BUTLER AVE	Residential	\$1,600,000	4 Sep