

# Kingsford NSW 2032

August 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

|                                    |                                               |                                                 |
|------------------------------------|-----------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>15<br><div>-2</div> | MEDIAN PRICE<br>\$1,683,300<br><div>+7%</div> | AVERAGE PRICE<br>\$2,091,400<br><div>-11%</div> |
| HIGHEST SALE<br>\$5,051,000        | LOWEST SALE<br>\$192,500                      | TOTAL VALUE<br>\$31.37M                         |

POSTCODE 2032 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$819 | AVERAGE WEEKLY RENT<br>\$877 | OBSERVATIONS<br>243 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2032 postcode area, not Kingsford alone. Rental period: August 2026.

COMPARED TO JULY 2026

|                                               |                                                 |                                      |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$1,683,300<br><div>+7%</div> | AVERAGE PRICE<br>\$2,091,400<br><div>-11%</div> | TOTAL SALES<br>15<br><div>-12%</div> |
|-----------------------------------------------|-------------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |           |
|--------------|-----------|
| Residentials | 15 (100%) |
|--------------|-----------|

KEY MARKET INSIGHTS

- 15 properties settled in Kingsford NSW 2032 in August 2026.
- The median sale price rose 7% to \$1,683,300, up from \$1,570,000 in July.
- All 15 recorded sales were residentials.
- Prices ranged widely — from \$192,500 to \$5,051,000, a spread of \$4,858,500.
- The standout sale was 273 BOTANY ST at \$5,051,000 on 14 Aug — 200% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS           | TYPE        | SOLD PRICE  | DATE   |
|-------------------|-------------|-------------|--------|
| 273 BOTANY ST     | Residential | \$5,051,000 | 14 Aug |
| 120 TUNSTALL AVE  | Residential | \$4,800,000 | 3 Aug  |
| 64 BARKER ST      | Residential | \$3,050,000 | 14 Aug |
| 28 WALENORE AVE   | Residential | \$2,715,000 | 7 Aug  |
| 28 HAYWARD ST     | Residential | \$2,560,000 | 11 Aug |
| 362 AVOCA ST      | Residential | \$2,500,000 | 4 Aug  |
| 662 ANZAC PDE     | Residential | \$2,080,000 | 27 Aug |
| 2/122 BOTANY ST   | Residential | \$1,683,300 | 4 Aug  |
| 1/122 BOTANY ST   | Residential | \$1,416,700 | 4 Aug  |
| 27/398 ANZAC PDE  | Residential | \$1,292,500 | 31 Aug |
| 5/86 BOTANY ST    | Residential | \$1,225,000 | 6 Aug  |
| 3/106 A BOTANY ST | Residential | \$1,110,000 | 13 Aug |