SOLD NSW · PROPERTY MARKET REPORT

Kingsford NSW 2032

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 +4	$2,600,000 +67%	$2,326,462 +24%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,600,000	$950,000	$37.84M

POSTCODE 2032 RENTAL MARKET · SEPTEMBER 2026

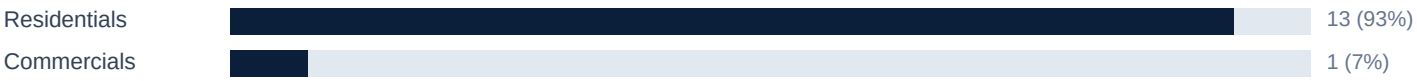
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$819	$831	232

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

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,600,000 +67%	$2,326,462 +24%	14 +40%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 14 properties settled in Kingsford NSW 2032 in October 2026 — 13 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 67% to $2,600,000, up from $1,552,500 in September 2026.
- Residentials accounted for 93% of sales (13 of 14), compared to 7% for commercials (1).
- Prices ranged widely — from $950,000 to $7,600,000, a spread of $6,650,000.
- The standout sale was 494 ANZAC PDE at $7,600,000 on 29 Oct — 192% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
494 ANZAC PDE	Commercial	**$7,600,000**	29 Oct
44 KENNEDY ST	Residential	**$3,500,000**	12 Oct
21 LEONARD AVE	Residential	**$3,230,000**	7 Oct
75 COTTENHAM AVE	Residential	**$3,200,000**	23 Oct
30 EASTERN AVE	Residential	**$3,025,000**	21 Oct
17 RIGNEY AVE	Residential	**$2,950,000**	14 Oct
5 LEONORA AVE	Residential	**$2,621,000**	19 Oct
1 BROADBENT ST	Residential	**$2,600,000**	19 Oct
14 NORTON ST	Residential	**$2,300,000**	1 Oct
15 A BORRODALE RD	Residential	**$1,720,000**	16 Oct
102 GARDENERS RD	Residential	**$1,638,000**	27 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.