

# Kingsgrove NSW 2208

August 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

|                                    |                                               |                                                |
|------------------------------------|-----------------------------------------------|------------------------------------------------|
| TOTAL SALES<br>10<br><div>-1</div> | MEDIAN PRICE<br>\$1,710,000<br><div>-9%</div> | AVERAGE PRICE<br>\$1,625,189<br><div>-9%</div> |
| HIGHEST SALE<br>\$2,168,000        | LOWEST SALE<br>\$635,000                      | TOTAL VALUE<br>\$16.25M                        |

POSTCODE 2208 RENTAL MARKET · AUGUST 2026

|                             |                              |                    |
|-----------------------------|------------------------------|--------------------|
| MEDIAN WEEKLY RENT<br>\$850 | AVERAGE WEEKLY RENT<br>\$874 | OBSERVATIONS<br>23 |
|-----------------------------|------------------------------|--------------------|

Figures cover the entire 2208 postcode area, not Kingsgrove alone. Rental period: August 2026.

COMPARED TO JULY 2026

|                                               |                                                |                                     |
|-----------------------------------------------|------------------------------------------------|-------------------------------------|
| MEDIAN PRICE<br>\$1,710,000<br><div>-9%</div> | AVERAGE PRICE<br>\$1,625,189<br><div>-9%</div> | TOTAL SALES<br>10<br><div>-9%</div> |
|-----------------------------------------------|------------------------------------------------|-------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |           |
|--------------|-----------|
| Residentials | 10 (100%) |
|--------------|-----------|

KEY MARKET INSIGHTS

- 10 properties settled in Kingsgrove NSW 2208 in August 2026.
- The median sale price fell 9% to \$1,710,000, down from \$1,877,500 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$635,000 to \$2,168,000, a spread of \$1,533,000.

SALES RECORDED THIS MONTH

| ADDRESS               | TYPE        | SOLD PRICE  | DATE   |
|-----------------------|-------------|-------------|--------|
| 7 THOMAS ST           | Residential | \$2,168,000 | 14 Aug |
| 12 WOLLI ST           | Residential | \$2,070,000 | 28 Aug |
| 4 MARINA ST           | Residential | \$1,760,000 | 19 Aug |
| 5 RAINBOW CRES        | Residential | \$1,750,000 | 14 Aug |
| 606 HOMER ST          | Residential | \$1,730,000 | 19 Aug |
| 1/22 ADA ST           | Residential | \$1,690,000 | 10 Aug |
| 7 ROSS AVE            | Residential | \$1,625,000 | 26 Aug |
| 3 B ST ALBANS RD      | Residential | \$1,588,889 | 31 Aug |
| 4/348 STONEY CREEK RD | Residential | \$1,235,000 | 21 Aug |
| 9/11 ST ALBANS RD     | Residential | \$635,000   | 27 Aug |