SOLD NSW · PROPERTY MARKET REPORT

Kingsgrove NSW 2208

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
27 -5	$1,730,000 -8%	$1,776,307 -3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$24,150,000	$173,800	$70.90M

POSTCODE 2208 RENTAL MARKET · SEPTEMBER 2026

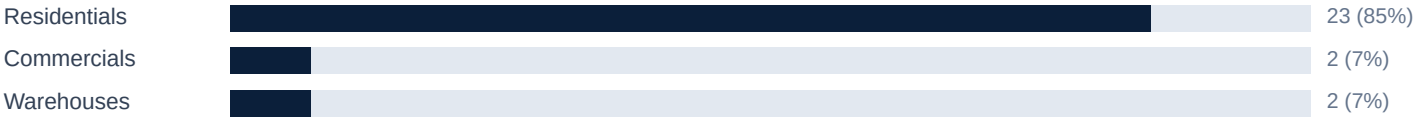
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$880	$877	16

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,730,000 -8%	$1,776,307 -3%	27 -16%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 27 properties settled in Kingsgrove NSW 2208 in August–October 2026 — 23 residential and 4 non-residential (commercial or land).
- The residential median sale price fell 8% to $1,730,000, down from $1,881,000 in May–July 2026.
- Residentials accounted for 85% of sales (23 of 27), compared to 7% for commercials (2).
- Prices ranged widely — from $173,800 to $24,150,000, a spread of $23,976,200.
- The standout sale was 38 COMMERCIAL RD at $24,150,000 on 1 Oct — 1296% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
38 COMMERCIAL RD	Commercial	**$24,150,000**	1 Oct
263 KINGSGROVE RD	Commercial	**$4,675,000**	17 Sep
13 BANNER RD	Residential	**$3,350,000**	7 Sep
24 A BERITH ST	Residential	**$3,065,000**	1 Sep
13 ELIZABETH ST	Residential	**$2,615,000**	26 Oct
7 THOMAS ST	Residential	**$2,168,000**	14 Aug
12 WOLLI ST	Residential	**$2,070,000**	28 Aug
582 HOMER ST	Residential	**$2,035,000**	16 Oct
59 ROSEMEATH AVE	Residential	**$1,850,000**	18 Sep
4 MONARO AVE	Residential	**$1,770,000**	19 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.