SOLD NSW · PROPERTY MARKET REPORT

Lakemba NSW 2195

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -3	$616,000 +9%	$797,071 +13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,250,000	$450,000	$15.21M

POSTCODE 2195 RENTAL MARKET · SEPTEMBER 2026

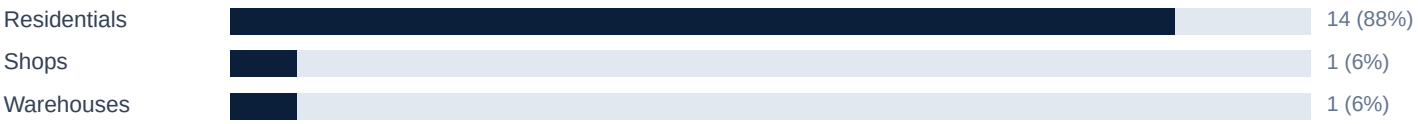
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$550	$559	86

Figures cover the entire 2195 postcode area, not Lakemba alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$616,000 +9%	$797,071 +13%	16 -16%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Lakemba NSW 2195 in October 2026 — 14 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 9% to $616,000, up from $563,000 in September 2026.
- Residentials accounted for 88% of sales (14 of 16), compared to 6% for shops (1).
- Prices ranged widely — from $450,000 to $3,250,000, a spread of $2,800,000.
- The standout sale was 87 HALDON ST at $3,250,000 on 2 Oct — 428% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
87 HALDON ST	Shop	**$3,250,000**	2 Oct
58 MORETON ST	Residential	**$2,245,000**	16 Oct
109 ERNEST ST	Residential	**$1,380,000**	9 Oct
98 LAKEMBA ST	Residential	**$1,000,000**	1 Oct
63 ERNEST ST	Residential	**$815,000**	27 Oct
28/112 BENAROON RD	Warehouse	**$800,000**	23 Oct
8/22 FAIRMOUNT ST	Residential	**$790,000**	26 Oct
6/29 MACDONALD ST	Residential	**$648,000**	7 Oct
3/8 CROYDON ST	Residential	**$630,000**	15 Oct
5/73 YANGOORA RD	Residential	**$602,000**	6 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.