

Lilyfield NSW 2040

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +2	MEDIAN PRICE \$2,910,000 +62%	AVERAGE PRICE \$2,919,990 +62%
HIGHEST SALE \$5,000,000	LOWEST SALE \$1,550,000	TOTAL VALUE \$37.12M

POSTCODE 2040 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$920	AVERAGE WEEKLY RENT \$967	OBSERVATIONS 72
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Figures cover the entire 2040 postcode area, not Lilyfield alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$2,910,000 +62%	AVERAGE PRICE \$2,919,990 +62%	TOTAL SALES 12 +20%
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PROPERTY TYPE BREAKDOWN

Residential		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Lilyfield NSW 2040 in August 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 62% to \$2,910,000, up from \$1,794,000 in July.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$1,550,000 to \$5,000,000, a spread of \$3,450,000.
- The standout sale was 311 BALMAIN RD at \$5,000,000 on 10 Aug — 72% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
311 BALMAIN RD	Commercial	\$5,000,000	10 Aug
1 CHURCH ST	Residential	\$5,000,000	27 Aug
38 A WHITE ST	Residential	\$4,210,000	6 Aug
38 GROVE ST	Residential	\$3,888,888	24 Aug
3 A EMMERICK ST	Residential	\$3,200,000	27 Aug
19 RAYNER ST	Residential	\$3,190,000	31 Aug
5 RYAN ST	Residential	\$2,910,000	10 Aug
160 LILYFIELD RD	Residential	\$2,240,000	28 Aug
38 MAIDA ST	Residential	\$2,200,000	31 Aug
28 CECILY ST	Residential	\$2,000,000	14 Aug
9/14 ALBERTO ST	Residential	\$1,731,000	26 Aug