SOLD NSW · PROPERTY MARKET REPORT

Lilyfield NSW 2040

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
27 -5	$2,305,000 +11%	$2,715,842 +29%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,000,000	$377,000	$75.61M

POSTCODE 2040 RENTAL MARKET · SEPTEMBER 2026

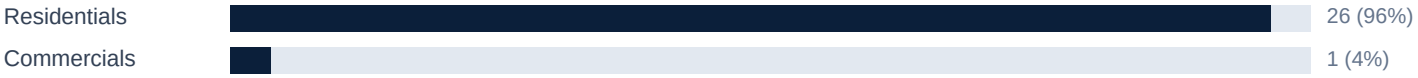
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$835	$893	81

Figures cover the entire 2040 postcode area, not Lilyfield alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,305,000 +11%	$2,715,842 +29%	27 -16%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 27 properties settled in Lilyfield NSW 2040 in August–October 2026 — 26 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 11% to $2,305,000, up from $2,067,500 in May–July 2026.
- Residentials accounted for 96% of sales (26 of 27), compared to 4% for commercials (1).
- Prices ranged widely — from $377,000 to $5,000,000, a spread of $4,623,000.
- The standout sale was 311 BALMAIN RD at $5,000,000 on 10 Aug — 117% above the period 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
1 TREVOR ST	Residential	**$4,500,000**	18 Sep
35 CECILY ST	Residential	**$4,500,000**	6 Oct
38 A WHITE ST	Residential	**$4,210,000**	6 Aug
38 GROVE ST	Residential	**$3,888,888**	24 Aug
41 PERCIVAL ST	Residential	**$3,570,000**	21 Sep
2 STEWARD ST	Residential	**$3,550,000**	7 Oct
92 RYAN ST	Residential	**$3,275,000**	4 Sep
3 A EMMERICK ST	Residential	**$3,200,000**	27 Aug
19 RAYNER ST	Residential	**$3,190,000**	31 Aug

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.