SOLD NSW · PROPERTY MARKET REPORT

Liverpool NSW 2170

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
57 -3	$606,000 +17%	$677,228 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,235,000	$150,000	$38.60M

POSTCODE 2170 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$638	315

Figures cover the entire 2170 postcode area, not Liverpool alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$606,000 +17%	$677,228 +9%	57 -5%

PROPERTY TYPE BREAKDOWN

Residentials — 57 (100%)

KEY MARKET INSIGHTS

- 57 properties settled in Liverpool NSW 2170 in October 2026.
- The median sale price rose 17% to $606,000, up from $520,000 in September 2026.
- All 57 recorded sales were residentials.
- Prices ranged widely — from $150,000 to $1,235,000, a spread of $1,085,000.
- The standout sale was 3 EDWIN PL at $1,235,000 on 12 Oct — 104% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 EDWIN PL	Residential	**$1,235,000**	12 Oct
40 MARYVALE AVE	Residential	**$1,200,000**	13 Oct
22 B MARY CRES	Residential	**$1,200,000**	26 Oct
41 TULLY AVE	Residential	**$1,150,000**	12 Oct
2 C MAINSBRIDGE AVE	Residential	**$1,145,000**	26 Oct
2 ORANA PL	Residential	**$1,065,000**	13 Oct
13 FLOWERDALE RD	Residential	**$990,000**	9 Oct
23 MCLEAN ST	Residential	**$950,000**	2 Oct
12 MAYBERRY CRES	Residential	**$940,000**	19 Oct
12 MAYBERRY CRES	Residential	**$940,000**	27 Oct
13 FLOWERDALE RD	Residential	**$938,000**	21 Oct
8 ANGELO AVE	Residential	**$935,000**	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.