SOLD NSW · PROPERTY MARKET REPORT

Meadowbank NSW 2114

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
33 -19	$680,000 -9%	$792,182 +1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,430,000	$340,000	$26.14M

POSTCODE 2114 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$704	133

Figures cover the entire 2114 postcode area, not Meadowbank alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$680,000 -9%	$792,182 +1%	33 -37%

PROPERTY TYPE BREAKDOWN

Residentials — 33 (100%)

KEY MARKET INSIGHTS

- 33 properties settled in Meadowbank NSW 2114 in August–October 2026.
- The median sale price fell 9% to $680,000, down from $749,000 in May–July 2026.
- All 33 recorded sales were residentials.
- Prices ranged widely — from $340,000 to $3,430,000, a spread of $3,090,000.
- The standout sale was 114 CONSTITUTION RD W at $3,430,000 on 3 Aug — 404% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
114 CONSTITUTION RD W	Residential	**$3,430,000**	3 Aug
306/133 BOWDEN ST	Residential	**$1,110,000**	28 Oct
103/102 BOWDEN ST	Residential	**$1,075,000**	3 Aug
26/21 ANGAS ST	Residential	**$960,000**	14 Aug
402/102 BOWDEN ST	Residential	**$940,000**	14 Sep
6/102 BOWDEN ST	Residential	**$930,000**	11 Sep
12/102 BOWDEN ST	Residential	**$900,000**	20 Oct
604/60 NANCARROW AVE	Residential	**$873,000**	11 Aug
5302/9 ANGAS ST	Residential	**$850,000**	20 Oct
2001/11 ANGAS ST	Residential	**$825,000**	10 Sep
3/125 BOWDEN ST	Residential	**$800,000**	21 Aug
1607/13 ANGAS ST	Residential	**$790,000**	23 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.