

Melrose park NSW 2114

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +5	MEDIAN PRICE \$836,000 +6%	AVERAGE PRICE \$965,727 +4%
HIGHEST SALE \$1,788,000	LOWEST SALE \$595,000	TOTAL VALUE \$10.62M

POSTCODE 2114 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$700	AVERAGE WEEKLY RENT \$806	OBSERVATIONS 103
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Figures cover the entire 2114 postcode area, not Melrose park alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$836,000 +6%	AVERAGE PRICE \$965,727 +4%	TOTAL SALES 11 +83%
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PROPERTY TYPE BREAKDOWN

Residentials	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Melrose park NSW 2114 in August 2026.
- The median sale price rose 6% to \$836,000, up from \$790,000 in July.
- All 11 recorded sales were residentials.
- Prices ranged widely — from \$595,000 to \$1,788,000, a spread of \$1,193,000.
- The standout sale was 11 C JAMES ST at \$1,788,000 on 14 Aug — 114% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
11 C JAMES ST	Residential	\$1,788,000	14 Aug
1202/2 A APPLEROTH ST	Residential	\$1,375,000	28 Aug
301/2 B APPLEROTH ST	Residential	\$1,276,000	7 Aug
435/1 D LEMON TREE AVE	Residential	\$880,000	7 Aug
902/2 E WHARF RD	Residential	\$840,000	11 Aug
602/1 BUNDIL BVD	Residential	\$836,000	26 Aug
708/3 BUNDIL BVD	Residential	\$825,000	14 Aug
501/2 E APPLEROTH ST	Residential	\$790,000	27 Aug
108/2 C WHARF RD	Residential	\$780,000	4 Aug
807/2 D APPLEROTH ST	Residential	\$638,000	10 Aug
501/2 C WHARF RD	Residential	\$595,000	21 Aug