SOLD NSW · PROPERTY MARKET REPORT

Melrose park NSW 2114

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
27 +11	$1,016,500 +16%	$1,069,515 +10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,843,500	$580,000	$30.65M

POSTCODE 2114 RENTAL MARKET · SEPTEMBER 2026

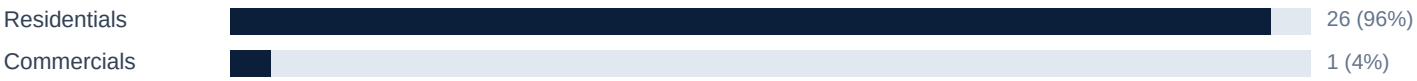
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$704	133

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,016,500 +16%	$1,069,515 +10%	27 +69%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 27 properties settled in Melrose park NSW 2114 in August–October 2026 — 26 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 16% to $1,016,500, up from $873,000 in May–July 2026.
- Residentials accounted for 96% of sales (26 of 27), compared to 4% for commercials (1).
- Prices ranged widely — from $580,000 to $2,843,500, a spread of $2,263,500.
- The standout sale was 2/2 APPLEROTH ST at $2,843,500 on 30 Sep — 180% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2/2 APPLEROTH ST	Commercial	**$2,843,500**	30 Sep
8 LANCASTER AVE	Residential	**$1,825,000**	4 Sep
11 C JAMES ST	Residential	**$1,788,000**	14 Aug
2014/24 LEMON TREE AVE	Residential	**$1,657,000**	2 Oct
1614/24 LEMON TREE AVE	Residential	**$1,610,000**	2 Oct
1122/24 LEMON TREE AVE	Residential	**$1,457,000**	2 Oct
1022/24 LEMON TREE AVE	Residential	**$1,436,000**	2 Oct
1202/2 A APPLEROTH ST	Residential	**$1,375,000**	28 Aug
901/2 A WHARF RD	Residential	**$1,340,000**	14 Sep
301/2 B APPLEROTH ST	Residential	**$1,276,000**	7 Aug
421/1 C LEMON TREE AVE	Residential	**$1,125,000**	25 Sep

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.