

Merrylands NSW 2160

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 17 -26	MEDIAN PRICE \$897,855 +27%	AVERAGE PRICE \$991,544 +4%
HIGHEST SALE \$4,500,000	LOWEST SALE \$465,000	TOTAL VALUE \$20.36M

POSTCODE 2160 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$699	OBSERVATIONS 160
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Figures cover the entire 2160 postcode area, not Merrylands alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$897,855 +27%	AVERAGE PRICE \$991,544 +4%	TOTAL SALES 17 -60%
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PROPERTY TYPE BREAKDOWN

Residential		16 (94%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 17 properties settled in Merrylands NSW 2160 in September 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 27% to \$897,855, up from \$705,000 in August.
- Residential accounted for 94% of sales (16 of 17), compared to 6% for commercials (1).
- Prices ranged widely — from \$465,000 to \$4,500,000, a spread of \$4,035,000.
- The standout sale was 113 JOHN ST at \$4,500,000 on 4 Sep — 401% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
113 JOHN ST	Commercial	\$4,500,000	4 Sep
88 WARWICK RD	Residential	\$2,150,000	10 Sep
38 GRACE CRES	Residential	\$1,666,000	4 Sep
7 CROSS RD	Residential	\$1,500,000	14 Sep
5 MEMORIAL AVE	Residential	\$1,275,000	16 Sep
5 MOMBRI ST	Residential	\$1,245,000	4 Sep
5 ELSINORE ST	Residential	\$1,235,000	1 Sep
2 B HENDERSON ST	Residential	\$1,080,000	9 Sep
45 FARNELL ST	Residential	\$900,710	2 Sep
64 A CHETWYND RD	Residential	\$895,000	3 Sep
5/117 JOHN ST	Residential	\$890,000	4 Sep