SOLD NSW · PROPERTY MARKET REPORT

Merrylands NSW 2160

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
36 +4	$540,000 -4%	$775,121 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,050,000	$383,000	$27.90M

POSTCODE 2160 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$670	$722	165

Figures cover the entire 2160 postcode area, not Merrylands alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$540,000 -4%	$775,121 -6%	36 +13%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 36 properties settled in Merrylands NSW 2160 in October 2026.
- The median sale price fell 4% to $540,000, down from $565,000 in September 2026.
- All 36 recorded sales were residentials.
- Prices ranged widely — from $383,000 to $2,050,000, a spread of $1,667,000.
- The standout sale was 19 RIDGE ST at $2,050,000 on 23 Oct — 280% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
19 RIDGE ST	Residential	**$2,050,000**	23 Oct
110 MYALL ST	Residential	**$1,750,000**	2 Oct
4 HOLROYD RD	Residential	**$1,570,000**	9 Oct
25 HILLTOP RD	Residential	**$1,400,000**	26 Oct
5 ESSEY PL	Residential	**$1,375,000**	6 Oct
64 LANSDOWNE ST	Residential	**$1,315,000**	2 Oct
22 ZILLAH ST	Residential	**$1,275,000**	2 Oct
2 ERIC AVE	Residential	**$1,050,000**	8 Oct
122 A BURNETT ST	Residential	**$970,000**	26 Oct
6/6 CHARLOTTE ST	Residential	**$887,351**	5 Oct
713/5 GLADSTONE ST	Residential	**$795,000**	2 Oct
11/6 ADDLESTONE RD	Residential	**$790,000**	26 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.