

Merrylands west NSW 2160

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 +1	MEDIAN PRICE \$520,000 -43%	AVERAGE PRICE \$843,400 -28%
HIGHEST SALE \$1,415,000	LOWEST SALE \$395,000	TOTAL VALUE \$9.28M

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 west alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$520,000 -43%	AVERAGE PRICE \$843,400 -28%	TOTAL SALES 11 +10%
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PROPERTY TYPE BREAKDOWN

Residential	11 (100%)
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KEY MARKET INSIGHTS

- 11 properties settled in Merrylands west NSW 2160 in July 2026.
- The median sale price fell 43% to \$520,000, down from \$916,000 in June.
- All 11 recorded sales were residential.
- Prices ranged widely — from \$395,000 to \$1,415,000, a spread of \$1,020,000.
- The standout sale was 59 KENYONS RD at \$1,415,000 on 24 Jul — 172% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
59 KENYONS RD	Residential	\$1,415,000	24 Jul
89 EDDY ST	Residential	\$1,390,000	27 Jul
16 WARIALDA ST	Residential	\$1,382,000	22 Jul
46 ARCADIA ST	Residential	\$1,270,000	24 Jul
34 BARCOM ST	Residential	\$1,050,000	31 Jul
33/23 PATON ST	Residential	\$520,000	24 Jul
20/5 TODD ST	Residential	\$500,000	20 Jul
11/26 SHERWOOD RD	Residential	\$485,000	17 Jul
4/10 PATON ST	Residential	\$465,400	20 Jul
12/9 ARTHUR ST	Residential	\$405,000	31 Jul
5/9 ARTHUR ST	Residential	\$395,000	7 Jul