SOLD NSW · PROPERTY MARKET REPORT

Merrylands west NSW 2160

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -12	$1,066,000 +38%	$932,316 -1%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,685,000	$445,000	$17.71M

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 west alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,066,000 +38%	$932,316 -1%	19 -39%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Merrylands west NSW 2160 in August–October 2026.
- The median sale price rose 38% to $1,066,000, up from $775,000 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $445,000 to $1,685,000, a spread of $1,240,000.
- The standout sale was 27 FOWLER RD at $1,685,000 on 20 Oct — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 FOWLER RD	Residential	**$1,685,000**	20 Oct
9 BRIAN ST	Residential	**$1,470,000**	17 Sep
32 B RUBINA ST	Residential	**$1,400,000**	25 Aug
33 BRUCE ST	Residential	**$1,395,000**	7 Sep
71 DESMOND ST	Residential	**$1,390,000**	24 Aug
34 EDNA AVE	Residential	**$1,290,000**	5 Aug
21 BINDA ST	Residential	**$1,280,000**	26 Oct
32 BRUCE ST	Residential	**$1,220,000**	25 Sep
17 B BOWDEN ST	Residential	**$1,140,000**	26 Oct
34 BRUCE ST	Residential	**$1,066,000**	23 Sep
5/38 SHERWOOD RD	Residential	**$520,000**	7 Aug
12/23 PATON ST	Residential	**$520,000**	16 Oct

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.