SOLD NSW · PROPERTY MARKET REPORT

Mount colah NSW 2079

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 -2	$1,087,500 -27%	$1,063,800 -26%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,670,000	$470,000	$10.64M

POSTCODE 2079 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$822	13

Figures cover the entire 2079 postcode area, not Mount colah alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,087,500 -27%	$1,063,800 -26%	10 -17%

PROPERTY TYPE BREAKDOWN

Residentials — 10 (100%)

KEY MARKET INSIGHTS

- 10 properties settled in Mount colah NSW 2079 in October 2026.
- The median sale price fell 27% to $1,087,500, down from $1,482,500 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $470,000 to $1,670,000, a spread of $1,200,000.
- The standout sale was 3 SPRIGG PL at $1,670,000 on 6 Oct — 54% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 SPRIGG PL	Residential	**$1,670,000**	6 Oct
8 MERLIN CL	Residential	**$1,600,000**	12 Oct
28 AMAROO AVE	Residential	**$1,600,000**	21 Oct
8 GLORIA CL	Residential	**$1,525,000**	2 Oct
16 JANITA CRES	Residential	**$1,525,000**	12 Oct
1 DEBORAH CL	Residential	**$650,000**	13 Oct
32/1 COWAN RD	Residential	**$610,000**	9 Oct
3/2 COWAN RD	Residential	**$498,000**	23 Oct
12/1 WEROMBI RD	Residential	**$490,000**	9 Oct
16/1 COWAN RD	Residential	**$470,000**	29 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.