

Mount pritchard NSW 2170

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$1,250,000 +6%	AVERAGE PRICE \$1,379,000 +6%
HIGHEST SALE \$1,925,000	LOWEST SALE \$1,075,000	TOTAL VALUE \$13.65M

POSTCODE 2170 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$640	AVERAGE WEEKLY RENT \$661	OBSERVATIONS 319
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Figures cover the entire 2170 postcode area, not Mount pritchard alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,250,000 +6%	AVERAGE PRICE \$1,379,000 +6%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Residential		9 (90%)
Commercials		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Mount pritchard NSW 2170 in August 2026 — 9 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 6% to \$1,250,000, up from \$1,182,500 in July.
- Residential accounted for 90% of sales (9 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from \$1,075,000 to \$1,925,000, a spread of \$850,000.
- The standout sale was 8 MALCOLM AVE at \$1,925,000 on 4 Aug — 54% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 MALCOLM AVE	Residential	\$1,925,000	4 Aug
46 PHYLLIS ST	Residential	\$1,810,000	24 Aug
306 ELIZABETH DR	Residential	\$1,500,000	25 Aug
452 CABRAMATTA RD W	Residential	\$1,250,000	27 Aug
452 A CABRAMATTA RD W	Residential	\$1,250,000	27 Aug
2/163 MEADOWS RD	Commercial	\$1,235,000	28 Aug
22 MALCOLM AVE	Residential	\$1,225,000	28 Aug
375 ELIZABETH DR	Residential	\$1,200,000	18 Aug
6 GARDEN ST	Residential	\$1,176,000	10 Aug
31 EDNA AVE	Residential	\$1,075,000	27 Aug