SOLD NSW · PROPERTY MARKET REPORT

Mount pritchard NSW 2170

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
10 +4	$1,005,000 +3%	$1,078,250 +23%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,750,000	$562,500	$10.78M

POSTCODE 2170 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$638	315

Figures cover the entire 2170 postcode area, not Mount pritchard alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,005,000 +3%	$1,078,250 +23%	10 +67%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 10 properties settled in Mount pritchard NSW 2170 in October 2026.
- The median sale price rose 3% to $1,005,000, up from $975,000 in September 2026.
- All 10 recorded sales were residentials.
- Prices ranged widely — from $562,500 to $1,750,000, a spread of $1,187,500.
- The standout sale was 77 ANDERSON AVE at $1,750,000 on 15 Oct — 74% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
77 ANDERSON AVE	Residential	**$1,750,000**	15 Oct
19 A ROMA AVE	Residential	**$1,420,000**	26 Oct
8 O'SHANNASSY ST	Residential	**$1,190,000**	19 Oct
1 BINDEA ST	Residential	**$1,050,000**	12 Oct
524 CABRAMATTA RD W	Residential	**$1,010,000**	9 Oct
7 DAVID ST	Residential	**$1,000,000**	20 Oct
6/35 ANDERSON AVE	Residential	**$960,000**	21 Oct
22 DAVID ST	Residential	**$940,000**	14 Oct
12 PRITCHARD ST	Residential	**$900,000**	28 Oct
16 DOBELL ST	Residential	**$562,500**	9 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.