SOLD NSW · PROPERTY MARKET REPORT

North parramatta NSW 2151

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 -6	$685,000 -27%	$776,667 -27%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,725,000	$540,000	$9.32M

POSTCODE 2151 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$703	$715	62

Figures cover the entire 2151 postcode area, not North parramatta alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$685,000 -27%	$776,667 -27%	12 -33%

PROPERTY TYPE BREAKDOWN

Residentials — 12 (100%)

KEY MARKET INSIGHTS

- 12 properties settled in North parramatta NSW 2151 in October 2026.
- The median sale price fell 27% to $685,000, down from $932,000 in September 2026.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $540,000 to $1,725,000, a spread of $1,185,000.
- The standout sale was 38 JEFFERY AVE at $1,725,000 on 26 Oct — 152% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
38 JEFFERY AVE	Residential	**$1,725,000**	26 Oct
3/3 GLADSTONE ST	Residential	**$910,000**	29 Oct
3/64 ALBERT ST	Residential	**$880,000**	12 Oct
9/40 BRICKFIELD ST	Residential	**$750,000**	15 Oct
16/45 BRICKFIELD ST	Residential	**$710,000**	26 Oct
1/23 ALBERT ST	Residential	**$690,000**	6 Oct
5/58 GROSE ST	Residential	**$680,000**	27 Oct
9/116 O'CONNELL ST	Residential	**$660,000**	1 Oct
4/473 CHURCH ST	Residential	**$600,000**	12 Oct
4/20 BELLEVUE ST	Residential	**$595,000**	13 Oct
12/58 SORRELL ST	Residential	**$580,000**	6 Oct
3/10 GALLOWAY ST	Residential	**$540,000**	26 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.