

Northmead NSW 2152

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -4	MEDIAN PRICE \$885,500 -41%	AVERAGE PRICE \$979,400 -26%
HIGHEST SALE \$1,900,000	LOWEST SALE \$430,000	TOTAL VALUE \$9.79M

POSTCODE 2152 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$618	AVERAGE WEEKLY RENT \$672	OBSERVATIONS 26
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Figures cover the entire 2152 postcode area, not Northmead alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$885,500 -41%	AVERAGE PRICE \$979,400 -26%	TOTAL SALES 10 -29%
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PROPERTY TYPE BREAKDOWN

Residentials	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Northmead NSW 2152 in August 2026.
- The median sale price fell 41% to \$885,500, down from \$1,510,000 in July.
- All 10 recorded sales were residentials.
- Prices ranged widely — from \$430,000 to \$1,900,000, a spread of \$1,470,000.
- The standout sale was 43 CHRISTINE ST at \$1,900,000 on 21 Aug — 115% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
43 CHRISTINE ST	Residential	\$1,900,000	21 Aug
19 HOOD ST	Residential	\$1,710,000	4 Aug
154 WINDSOR RD	Residential	\$1,345,000	20 Aug
8/25 MURRAY ST	Residential	\$910,000	21 Aug
5/25 MURRAY ST	Residential	\$900,000	17 Aug
7/209 OLD WINDSOR RD	Residential	\$871,000	24 Aug
9/37 BALMORAL RD	Residential	\$710,000	17 Aug
9/13 HOWARD AVE	Residential	\$573,000	7 Aug
37/53 BALMORAL RD	Residential	\$445,000	4 Aug
19/6 REDBANK RD	Residential	\$430,000	31 Aug