SOLD NSW · PROPERTY MARKET REPORT

Northmead NSW 2152

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
14 +4	$795,000 -6%	$953,714 +9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,600,000	$535,000	$13.35M

POSTCODE 2152 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$736	25

Figures cover the entire 2152 postcode area, not Northmead alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$795,000 -6%	$953,714 +9%	14 +40%

PROPERTY TYPE BREAKDOWN

Residentials — 14 (100%)

KEY MARKET INSIGHTS

- 14 properties settled in Northmead NSW 2152 in October 2026.
- The median sale price fell 6% to $795,000, down from $843,000 in September 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $535,000 to $1,600,000, a spread of $1,065,000.
- The standout sale was 76 HAMMERS RD at $1,600,000 on 2 Oct — 101% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
76 HAMMERS RD	Residential	**$1,600,000**	2 Oct
36 GRASMERE AVE	Residential	**$1,490,000**	13 Oct
39 WINDERMERE AVE	Residential	**$1,400,000**	27 Oct
2/5 ANDERSON RD	Residential	**$1,255,000**	2 Oct
15/42 WANDELLA AVE	Residential	**$1,100,000**	9 Oct
6/235 WINDSOR RD	Residential	**$1,075,000**	6 Oct
5 CAPRERA RD	Residential	**$850,000**	19 Oct
23/18 MURRAY ST	Residential	**$740,000**	19 Oct
22/53 BALMORAL RD	Residential	**$735,000**	8 Oct
50/14 CAMPBELL ST	Residential	**$675,000**	1 Oct
3/8 BRIENS RD	Residential	**$650,000**	16 Oct
41/14 CAMPBELL ST	Residential	**$642,000**	12 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.