SOLD NSW · PROPERTY MARKET REPORT

# Padstow heights NSW 2211

August–October 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 14 -5 | $1,555,000 -1% | $1,638,821 -6% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,460,000 | $1,200,000 | $22.94M |

## POSTCODE 2211 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $820 | $840 | 29 |

Figures cover the entire 2211 postcode area, not Padstow heights alone. Rental period: September 2026.

## COMPARED TO MAY–JULY 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,555,000 -1% | $1,638,821 -6% | 14 -26% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 14 properties settled in Padstow heights NSW 2211 in August–October 2026.
- The median sale price fell 1% to $1,555,000, down from $1,570,000 in May–July 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $1,200,000 to $2,460,000, a spread of $1,260,000.
- The standout sale was 49 QUEENSBURY RD at $2,460,000 on 2 Oct — 58% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 49 QUEENSBURY RD | Residential | **$2,460,000** | 2 Oct |
| 27 QUEENSBURY RD | Residential | **$2,150,000** | 12 Oct |
| 8 VERA PL | Residential | **$1,860,000** | 28 Oct |
| 21 VALLEY RD | Residential | **$1,725,500** | 30 Sep |
| 72 VALLEY RD | Residential | **$1,693,000** | 9 Oct |
| 35 VILLIERS RD | Residential | **$1,620,000** | 4 Sep |
| 3 B CURZON RD | Residential | **$1,570,000** | 23 Oct |
| 3 VERA PL | Residential | **$1,540,000** | 7 Aug |
| 9 JASMINE AVE | Residential | **$1,485,000** | 11 Aug |
| 98 VILLIERS RD | Residential | **$1,450,000** | 19 Oct |
| 24 RAFTREE ST | Residential | **$1,430,000** | 9 Oct |
| 4 CLAIR CRES | Residential | **$1,420,000** | 31 Aug |

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · August–October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.