

Pemulwuy NSW 2145

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +4	MEDIAN PRICE \$1,307,500 +33%	AVERAGE PRICE \$1,233,125 +23%
HIGHEST SALE \$336,000,000	LOWEST SALE \$555,000	TOTAL VALUE \$347.37M

POSTCODE 2145 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$665	AVERAGE WEEKLY RENT \$698	OBSERVATIONS 342
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Figures cover the entire 2145 postcode area, not Pemulwuy alone. Rental period: August 2026.

COMPARED TO MARCH 2026

MEDIAN PRICE \$1,307,500 +33%	AVERAGE PRICE \$1,233,125 +23%	TOTAL SALES 10 +67%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (80%)
Commercials		1 (10%)
Factorys		1 (10%)

KEY MARKET INSIGHTS

- 10 properties settled in Pemulwuy NSW 2145 in April 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 33% to \$1,307,500, up from \$980,500 in March.
- Residentials accounted for 80% of sales (8 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from \$555,000 to \$336,000,000, a spread of \$335,445,000.
- The standout sale was 2 FOUNDATION PL at \$336,000,000 on 16 Apr — 25598% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 FOUNDATION PL	Commercial	\$336,000,000	16 Apr
20 MURRAGAUAN ST	Residential	\$1,820,000	30 Apr
1 DULLAI AVE	Residential	\$1,500,000	24 Apr
22/2 PICRITE CL	Factory	\$1,500,000	22 Apr
15 MUTTONG ST	Residential	\$1,415,000	13 Apr
9 PUGH AVE	Residential	\$1,350,000	8 Apr
335 DRIFTWAY DR	Residential	\$1,265,000	20 Apr
229 DRIFTWAY DR	Residential	\$1,235,000	24 Apr
14/50 NIJONG DR	Residential	\$725,000	28 Apr
26/120 DRIFTWAY DR	Residential	\$555,000	7 Apr