

# Pendle hill NSW 2145

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

|                                    |                                              |                                              |
|------------------------------------|----------------------------------------------|----------------------------------------------|
| TOTAL SALES<br>12<br><div>+2</div> | MEDIAN PRICE<br>\$585,000<br><div>+13%</div> | AVERAGE PRICE<br>\$789,818<br><div>-6%</div> |
| HIGHEST SALE<br>\$1,550,000        | LOWEST SALE<br>\$445,000                     | TOTAL VALUE<br>\$9.64M                       |

POSTCODE 2145 RENTAL MARKET · AUGUST 2026

|                             |                              |                     |
|-----------------------------|------------------------------|---------------------|
| MEDIAN WEEKLY RENT<br>\$665 | AVERAGE WEEKLY RENT<br>\$698 | OBSERVATIONS<br>342 |
|-----------------------------|------------------------------|---------------------|

Figures cover the entire 2145 postcode area, not Pendle hill alone. Rental period: August 2026.

COMPARED TO JUNE 2026

|                                              |                                              |                                      |
|----------------------------------------------|----------------------------------------------|--------------------------------------|
| MEDIAN PRICE<br>\$585,000<br><div>+13%</div> | AVERAGE PRICE<br>\$789,818<br><div>-6%</div> | TOTAL SALES<br>12<br><div>+20%</div> |
|----------------------------------------------|----------------------------------------------|--------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |          |
|--------------|-------------|----------|
| Residential  | <div></div> | 11 (92%) |
| Vacant lands | <div></div> | 1 (8%)   |

KEY MARKET INSIGHTS

- 12 properties settled in Pendle hill NSW 2145 in July 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 13% to \$585,000, up from \$516,500 in June.
- Residential accounted for 92% of sales (11 of 12), compared to 8% for vacant lands (1).
- Prices ranged widely — from \$445,000 to \$1,550,000, a spread of \$1,105,000.
- The standout sale was 4 A DALEY ST at \$1,550,000 on 27 Jul — 165% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS                 | TYPE        | SOLD PRICE  | DATE   |
|-------------------------|-------------|-------------|--------|
| 4 A DALEY ST            | Residential | \$1,550,000 | 27 Jul |
| 10 BIRTLES AVE          | Residential | \$1,275,000 | 10 Jul |
| 2/530 GREAT WESTERN HWY | Residential | \$1,025,000 | 6 Jul  |
| 1/7 MAGOWAR RD          | Residential | \$962,000   | 17 Jul |
| 10 COLLINS ST           | Vacant land | \$950,000   | 10 Jul |
| 4/14 GILBA RD           | Residential | \$781,000   | 28 Jul |
| 114/2 B PENDLE WAY      | Residential | \$585,000   | 17 Jul |
| 1/271 DUNMORE ST        | Residential | \$560,000   | 20 Jul |
| 3/90 STAPLETON ST       | Residential | \$510,000   | 1 Jul  |
| 4/62 STAPLETON ST       | Residential | \$500,000   | 7 Jul  |
| 8/55 STAPLETON ST       | Residential | \$495,000   | 27 Jul |