SOLD NSW · PROPERTY MARKET REPORT

# Prairiewood NSW 2176

May–July 2026 · Trailing 3-month Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 12 | $1,100,000 | $1,134,167 |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,585,000 | $705,000 | $13.61M |

## POSTCODE 2176 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $750 | $791 | 71 |

Figures cover the entire 2176 postcode area, not Prairiewood alone. Rental period: September 2026.

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 12 properties settled in Prairiewood NSW 2176 in May–July 2026.
- The median sale price for the period was $1,100,000.
- All 12 recorded sales were residentials.
- Prices ranged widely — from $705,000 to $1,585,000, a spread of $880,000.
- The standout sale was 7 PIERCE CL at $1,585,000 on 5 Jun — 44% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 7 PIERCE CL | Residential | **$1,585,000** | 5 Jun |
| 22 COMBERFORD CL | Residential | **$1,580,000** | 31 Jul |
| 12 REDFORD PL | Residential | **$1,500,000** | 6 Jul |
| 18 UNDERWOOD RD | Residential | **$1,400,000** | 30 Jun |
| 300 PRAIRIE VALE RD | Residential | **$1,315,000** | 18 Jun |
| 4 DONAHUE CL | Residential | **$1,280,000** | 8 May |
| 604 SMITHFIELD RD | Residential | **$920,000** | 14 May |
| 2 CALABRIA LANE | Residential | **$865,000** | 4 May |
| 2 CALABRIA LANE | Residential | **$830,000** | 1 May |
| 2 CALABRIA LANE | Residential | **$830,000** | 30 Jun |
| 52 CORIO RD | Residential | **$800,000** | 4 Jun |
| 2 CALABRIA LANE | Residential | **$705,000** | 9 Jul |

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