SOLD NSW · PROPERTY MARKET REPORT

Prestons NSW 2170

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -12	$1,110,000 -7%	$1,104,792 -21%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,735,000	$170,000	$22.10M

POSTCODE 2170 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$620	$638	315

Figures cover the entire 2170 postcode area, not Prestons alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,110,000 -7%	$1,104,792 -21%	20 -37%

PROPERTY TYPE BREAKDOWN

Residentials — 20 (100%)

KEY MARKET INSIGHTS

- 20 properties settled in Prestons NSW 2170 in August–October 2026.
- The median sale price fell 7% to $1,110,000, down from $1,188,000 in May–July 2026.
- All 20 recorded sales were residentials.
- Prices ranged widely — from $170,000 to $1,735,000, a spread of $1,565,000.
- The standout sale was 4 TERANGLE CL at $1,735,000 on 5 Aug — 56% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 TERANGLE CL	Residential	**$1,735,000**	5 Aug
3 ASHMONT PL	Residential	**$1,519,333**	5 Aug
36 ROMANA SQ	Residential	**$1,500,000**	28 Aug
10 BURRAGATE CRES	Residential	**$1,420,000**	25 Sep
10 MOLLYMOOK ST	Residential	**$1,410,000**	26 Oct
11 DALMENY DR	Residential	**$1,310,000**	17 Aug
39 STANSMORE AVE	Residential	**$1,290,000**	11 Aug
15 DALMENY DR	Residential	**$1,246,500**	22 Oct
25 RICHLANDS PL	Residential	**$1,145,000**	6 Oct
70 BARCELONA DR	Residential	**$1,120,000**	18 Sep
17 ARRAS PL	Residential	**$1,100,000**	25 Sep
4 MOGO CT	Residential	**$1,100,000**	15 Oct

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.