

Rooty hill NSW 2766

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 -4	MEDIAN PRICE \$1,175,000 +23%	AVERAGE PRICE \$1,480,417 +40%
HIGHEST SALE \$5,100,000	LOWEST SALE \$770,000	TOTAL VALUE \$17.77M

POSTCODE 2766 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$644	OBSERVATIONS 19
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Figures cover the entire 2766 postcode area, not Rooty hill alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,175,000 +23%	AVERAGE PRICE \$1,480,417 +40%	TOTAL SALES 12 -25%
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PROPERTY TYPE BREAKDOWN

Residential	12 (100%)
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KEY MARKET INSIGHTS

- 12 properties settled in Rooty hill NSW 2766 in August 2026.
- The median sale price rose 23% to \$1,175,000, up from \$957,500 in July.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$770,000 to \$5,100,000, a spread of \$4,330,000.
- The standout sale was 52 ROOTY HILL RD N at \$5,100,000 on 31 Aug — 334% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
52 ROOTY HILL RD N	Residential	\$5,100,000	31 Aug
7 ALVERNA ST	Residential	\$1,650,000	10 Aug
194 ROOTY HILL RD N	Residential	\$1,500,000	3 Aug
32 STATION ST	Residential	\$1,300,000	14 Aug
40 NAPIER ST	Residential	\$1,255,000	26 Aug
9 BETHEL CL	Residential	\$1,200,000	14 Aug
1 ABRAHAM ST	Residential	\$1,150,000	14 Aug
4 ACROPOLIS AVE	Residential	\$1,100,000	4 Aug
20 TIFFANY PL	Residential	\$1,030,000	4 Aug
6/86 HARTINGTON ST	Residential	\$890,000	4 Aug
5 OREGANO GLD	Residential	\$820,000	24 Aug
14/48 SPENCER ST	Residential	\$770,000	26 Aug