

Rosehill NSW 2142

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +1	MEDIAN PRICE \$551,000 +10%	AVERAGE PRICE \$863,909 +75%
HIGHEST SALE \$2,340,000	LOWEST SALE \$240,000	TOTAL VALUE \$11.15M

POSTCODE 2142 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$650	AVERAGE WEEKLY RENT \$671	OBSERVATIONS 111
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Figures cover the entire 2142 postcode area, not Rosehill alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$551,000 +10%	AVERAGE PRICE \$863,909 +75%	TOTAL SALES 12 +9%
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PROPERTY TYPE BREAKDOWN

Residentials		11 (92%)
Commercials		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Rosehill NSW 2142 in July 2026 — 11 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 10% to \$551,000, up from \$500,000 in June.
- Residentials accounted for 92% of sales (11 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$240,000 to \$2,340,000, a spread of \$2,100,000.
- The standout sale was 80 ARTHUR ST at \$2,340,000 on 6 Jul — 325% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
80 ARTHUR ST	Residential	\$2,340,000	6 Jul
2 SHORT ST	Residential	\$1,930,000	29 Jul
172/110 JAMES RUSE DR	Commercial	\$1,650,000	6 Jul
51 ELEANOR ST	Residential	\$1,420,000	3 Jul
4/75 PROSPECT ST	Residential	\$590,000	9 Jul
9/36 VIRGINIA ST	Residential	\$560,000	30 Jul
6/75 PROSPECT ST	Residential	\$551,000	31 Jul
18/35 PENELOPE LUCAS LANE	Residential	\$545,000	3 Jul
10/52 VIRGINIA ST	Residential	\$450,000	16 Jul
48/8 HOPE ST	Residential	\$450,000	30 Jul
7/141 GOOD ST	Residential	\$427,000	24 Jul