

Roselands NSW 2196

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 13 +7	MEDIAN PRICE \$1,075,000 -23%	AVERAGE PRICE \$1,118,385 -8%
HIGHEST SALE \$2,200,000	LOWEST SALE \$10,000	TOTAL VALUE \$14.54M

POSTCODE 2196 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$620	AVERAGE WEEKLY RENT \$680	OBSERVATIONS 79
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Figures cover the entire 2196 postcode area, not Roselands alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,075,000 -23%	AVERAGE PRICE \$1,118,385 -8%	TOTAL SALES 13 +117%
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PROPERTY TYPE BREAKDOWN

Residential		12 (92%)
Carspaces		1 (8%)

KEY MARKET INSIGHTS

- 13 properties settled in Roselands NSW 2196 in August 2026.
- The median sale price fell 23% to \$1,075,000, down from \$1,388,750 in July.
- Residential accounted for 92% of sales (12 of 13), compared to 8% for carspaces (1).
- Prices ranged widely — from \$10,000 to \$2,200,000, a spread of \$2,190,000.
- The standout sale was 34 PAYTEN AVE at \$2,200,000 on 18 Aug — 105% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34 PAYTEN AVE	Residential	\$2,200,000	18 Aug
4 ROSEVIEW AVE	Residential	\$1,820,000	21 Aug
32 SHIRLEY AVE	Residential	\$1,550,000	20 Aug
5 ROBIN PL	Residential	\$1,530,000	31 Aug
46 CANARYS RD	Residential	\$1,520,000	7 Aug
11/51 PENSHURST RD	Residential	\$1,250,000	6 Aug
3/112 KARNE ST N	Residential	\$1,075,000	17 Aug
5/68 BONDS RD	Residential	\$911,000	17 Aug
214/98 PAYTEN AVE	Residential	\$740,000	20 Aug
8/23 PHILLIP ST	Residential	\$668,000	12 Aug
45/1262 CANTERBURY RD	Residential	\$655,000	28 Aug