SOLD NSW · PROPERTY MARKET REPORT

# Roselands NSW 2196

October 2026 · Monthly Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 14 +1 | $1,240,000 +3% | $1,231,500 +8% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $2,235,000 | $590,000 | $17.24M |

## POSTCODE 2196 RENTAL MARKET · SEPTEMBER 2026

| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $650 | $719 | 73 |

Figures cover the entire 2196 postcode area, not Roselands alone. Rental period: September 2026.

## COMPARED TO SEPTEMBER 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,240,000 +3% | $1,231,500 +8% | 14 +8% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 14 properties settled in Roselands NSW 2196 in October 2026.
- The median sale price rose 3% to $1,240,000, up from $1,200,000 in September 2026.
- All 14 recorded sales were residentials.
- Prices ranged widely — from $590,000 to $2,235,000, a spread of $1,645,000.
- The standout sale was 83 DREADNOUGHT ST at $2,235,000 on 27 Oct — 80% above the period median.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 83 DREADNOUGHT ST | Residential | **$2,235,000** | 27 Oct |
| 27 FARNHAM AVE | Residential | **$2,010,000** | 14 Oct |
| 4 ENID AVE | Residential | **$1,706,000** | 22 Oct |
| 20 ALBION ST | Residential | **$1,700,000** | 15 Oct |
| 17 KEEVIN ST | Residential | **$1,620,000** | 22 Oct |
| 34 REMLY ST | Residential | **$1,310,000** | 6 Oct |
| 22 MYERS ST | Residential | **$1,300,000** | 16 Oct |
| 4/30 ALBION ST | Residential | **$1,180,000** | 16 Oct |
| 9/48 FLORA ST | Residential | **$930,000** | 12 Oct |
| 404/1262 CANTERBURY RD | Residential | **$760,000** | 1 Oct |
| 237 MOOREFIELDS RD | Residential | **$660,000** | 15 Oct |
| 18/1236 CANTERBURY RD | Residential | **$630,000** | 16 Oct |

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