

# Silverwater NSW 2128

May 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

|                                    |                                              |                                                 |
|------------------------------------|----------------------------------------------|-------------------------------------------------|
| TOTAL SALES<br>10<br><div>+5</div> | MEDIAN PRICE<br>\$738,500<br><div>-25%</div> | AVERAGE PRICE<br>\$1,210,250<br><div>+11%</div> |
| HIGHEST SALE<br>\$26,100,000       | LOWEST SALE<br>\$545,000                     | TOTAL VALUE<br>\$40.07M                         |

POSTCODE 2128 RENTAL MARKET · AUGUST 2026

|                             |                              |                   |
|-----------------------------|------------------------------|-------------------|
| MEDIAN WEEKLY RENT<br>\$450 | AVERAGE WEEKLY RENT<br>\$609 | OBSERVATIONS<br>7 |
|-----------------------------|------------------------------|-------------------|

Figures cover the entire 2128 postcode area, not Silverwater alone. Rental period: August 2026.

COMPARED TO APRIL 2026

|                                              |                                                 |                                       |
|----------------------------------------------|-------------------------------------------------|---------------------------------------|
| MEDIAN PRICE<br>\$738,500<br><div>-25%</div> | AVERAGE PRICE<br>\$1,210,250<br><div>+11%</div> | TOTAL SALES<br>10<br><div>+100%</div> |
|----------------------------------------------|-------------------------------------------------|---------------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |         |
|--------------|-------------|---------|
| Residentials | <div></div> | 8 (80%) |
| Commercials  | <div></div> | 1 (10%) |
| Warehouses   | <div></div> | 1 (10%) |

KEY MARKET INSIGHTS

- 10 properties settled in Silverwater NSW 2128 in May 2026 — 8 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 25% to \$738,500, down from \$981,250 in April.
- Residentials accounted for 80% of sales (8 of 10), compared to 10% for commercials (1).
- Prices ranged widely — from \$545,000 to \$26,100,000, a spread of \$25,555,000.
- The standout sale was 20 DERBY ST at \$26,100,000 on 8 May — 3434% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS            | TYPE        | SOLD PRICE   | DATE   |
|--------------------|-------------|--------------|--------|
| 20 DERBY ST        | Warehouse   | \$26,100,000 | 8 May  |
| 79 CARNARVON ST    | Commercial  | \$4,285,600  | 13 May |
| 14 VORE ST         | Residential | \$3,210,000  | 8 May  |
| 63 BEACONSFIELD ST | Residential | \$2,030,000  | 4 May  |
| 14 BLIGH ST        | Residential | \$1,150,000  | 27 May |
| 54/18 DAY ST N     | Residential | \$755,000    | 4 May  |
| 39/18 DAY ST N     | Residential | \$722,000    | 11 May |
| 52/18 DAY ST N     | Residential | \$705,000    | 15 May |
| 5/73 DEAKIN ST     | Residential | \$565,000    | 29 May |
| 14/77 DEAKIN ST    | Residential | \$545,000    | 19 May |