SOLD NSW · PROPERTY MARKET REPORT

Silverwater NSW 2128

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -3	$1,010,000 +37%	$1,938,599 +77%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$14,500,000	$210,000	$41.86M

POSTCODE 2128 RENTAL MARKET · SEPTEMBER 2026

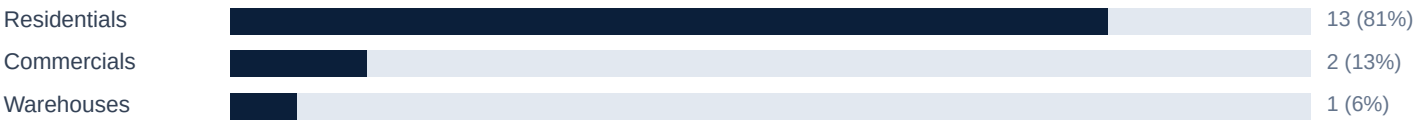
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$700	$766	9

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,010,000 +37%	$1,938,599 +77%	16 -16%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Silverwater NSW 2128 in August–October 2026 — 13 residential and 3 non-residential (commercial or land).
- The residential median sale price rose 37% to $1,010,000, up from $738,500 in May–July 2026.
- Residentials accounted for 81% of sales (13 of 16), compared to 13% for commercials (2).
- Prices ranged widely — from $210,000 to $14,500,000, a spread of $14,290,000.
- The standout sale was 91 SILVERWATER RD at $14,500,000 on 7 Sep — 1336% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
91 SILVERWATER RD	Warehouse	**$14,500,000**	7 Sep
96 BEACONSFIELD ST	Residential	**$10,200,000**	20 Aug
1 SALISBURY ST	Residential	**$4,400,000**	2 Oct
76 CARNARVON ST	Residential	**$1,650,000**	2 Oct
12 A ASQUITH ST	Residential	**$1,515,000**	10 Aug
37 MELTON ST N	Residential	**$1,500,000**	10 Aug
55 BARKER AVE	Residential	**$1,500,000**	15 Sep
9/1 MILLENNIUM CT	Commercial	**$1,440,000**	21 Sep
9/35 DEAKIN ST	Residential	**$1,010,000**	18 Aug
106/79 BEACONSFIELD ST	Residential	**$775,000**	11 Sep

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