

Smithfield NSW 2164

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 -7	MEDIAN PRICE \$1,190,500 -12%	AVERAGE PRICE \$1,787,433 +15%
HIGHEST SALE \$126,510,933	LOWEST SALE \$125,000	TOTAL VALUE \$162.30M

POSTCODE 2164 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$680	AVERAGE WEEKLY RENT \$755	OBSERVATIONS 41
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Figures cover the entire 2164 postcode area, not Smithfield alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$1,190,500 -12%	AVERAGE PRICE \$1,787,433 +15%	TOTAL SALES 18 -28%
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PROPERTY TYPE BREAKDOWN

Residentials		15 (83%)
Warehouses		1 (6%)
Factorys		1 (6%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Smithfield NSW 2164 in June 2026 — 15 residential and 3 non-residential (commercial or land).
- The residential median sale price fell 12% to \$1,190,500, down from \$1,357,500 in May.
- Residentials accounted for 83% of sales (15 of 18), compared to 6% for warehouses (1).
- Prices ranged widely — from \$125,000 to \$126,510,933, a spread of \$126,385,933.
- The standout sale was 3 HERBERT PL at \$126,510,933 on 26 Jun — 10527% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 HERBERT PL	Warehouse	\$126,510,933	26 Jun
123 LONG ST	Residential	\$11,175,000	24 Jun
4 TAIT ST	Commercial	\$7,750,000	19 Jun
77 ETON ST	Residential	\$1,820,000	5 Jun
8 HELEN ST	Residential	\$1,500,000	19 Jun
125 VICTORIA ST	Residential	\$1,302,000	5 Jun
2/122 LONG ST	Residential	\$1,275,000	29 Jun
202 BRENAN ST	Residential	\$1,245,000	29 Jun
16/179 WOODPARK RD	Factory	\$1,232,000	29 Jun