SOLD NSW · PROPERTY MARKET REPORT

Smithfield NSW 2164

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
12 +4	$1,070,000 -33%	$1,227,241 -51%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,100,000	$953,700	$14.49M

POSTCODE 2164 RENTAL MARKET · SEPTEMBER 2026

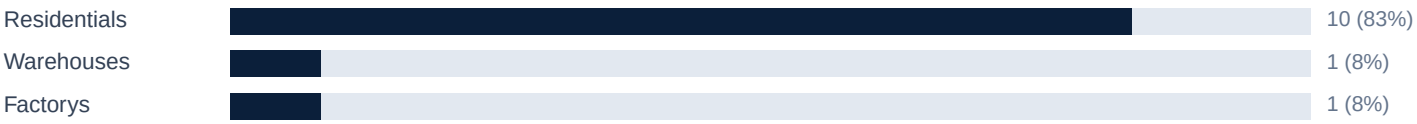
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	37

Figures cover the entire 2164 postcode area, not Smithfield alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,070,000 -33%	$1,227,241 -51%	12 +50%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 12 properties settled in Smithfield NSW 2164 in October 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 33% to $1,070,000, down from $1,607,500 in September 2026.
- Residentials accounted for 83% of sales (10 of 12), compared to 8% for warehouses (1).
- Prices ranged widely — from $953,700 to $2,100,000, a spread of $1,146,300.
- The standout sale was 7 CHARLES ST at $2,100,000 on 15 Oct — 96% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
7 CHARLES ST	Residential	**$2,100,000**	15 Oct
858 THE HORSLEY DR	Residential	**$1,650,000**	9 Oct
31 ROSSITER ST	Residential	**$1,300,000**	16 Oct
3/122 LONG ST	Factory	**$1,265,000**	23 Oct
3 THERESA ST	Residential	**$1,166,500**	26 Oct
13 RESERVE ST	Residential	**$1,100,000**	7 Oct
1 GALTON ST	Residential	**$1,040,000**	9 Oct
53 NEVILLE ST	Residential	**$1,000,000**	16 Oct
34 ROSSITER ST	Residential	**$980,910**	6 Oct
84 OXFORD ST	Residential	**$970,000**	28 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.