

Springdale heights NSW 2641

August 2026 Monthly Summary

[soldnsw.com](#)

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 19 +17	MEDIAN PRICE \$630,000 -1%	AVERAGE PRICE \$516,318 -19%
HIGHEST SALE \$1,025,000	LOWEST SALE \$230,000	TOTAL VALUE \$7.76M

POSTCODE 2641 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$480	AVERAGE WEEKLY RENT \$478	OBSERVATIONS 79
-----------------------------	------------------------------	--------------------

Figures cover the entire 2641 postcode area, not Springdale heights alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$630,000 -1%	AVERAGE PRICE \$516,318 -19%	TOTAL SALES 19 +850%
---	---	---------------------------------------

PROPERTY TYPE BREAKDOWN

Residential		11 (58%)
Vacant lands		8 (42%)

KEY MARKET INSIGHTS

- 19 properties settled in Springdale heights NSW 2641 in August 2026 — 11 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 1% to \$630,000, down from \$638,750 in July.
- Residential accounted for 58% of sales (11 of 19), compared to 42% for vacant lands (8).
- Prices ranged widely — from \$230,000 to \$1,025,000, a spread of \$795,000.
- The standout sale was 23 WHITEHALL AVE at \$1,025,000 on 10 Aug — 63% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
23 WHITEHALL AVE	Residential	\$1,025,000	10 Aug
679 KEMP ST	Residential	\$715,000	27 Aug
27 ALMURTA CT	Residential	\$685,000	21 Aug
1 BAROOK PL	Residential	\$650,000	17 Aug
17 CONMURRA WAY	Residential	\$639,500	28 Aug
40 CHAFIA PL	Residential	\$630,000	7 Aug
145 STRAUSS ST	Vacant land	\$305,000	5 Aug
125 STRAUSS ST	Vacant land	\$270,000	5 Aug
656 PRUNE ST	Residential	\$270,000	5 Aug
646 PRUNE ST	Vacant land	\$270,000	12 Aug
654 PRUNE ST	Vacant land	\$270,000	12 Aug