SOLD NSW · PROPERTY MARKET REPORT

Suffolk park NSW 2481

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
25 -2	$1,525,000 +11%	$1,856,142 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$5,000,000	$760,000	$45.52M

POSTCODE 2481 RENTAL MARKET · SEPTEMBER 2026

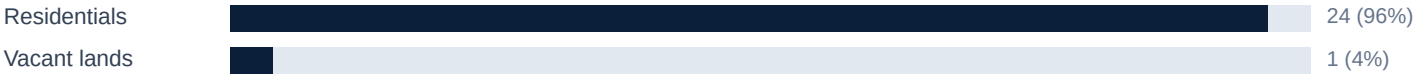
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,000	$1,069	49

Figures cover the entire 2481 postcode area, not Suffolk park alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,525,000 +11%	$1,856,142 +7%	25 -7%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 25 properties settled in Suffolk park NSW 2481 in August–October 2026 — 24 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 11% to $1,525,000, up from $1,375,000 in May–July 2026.
- Residentials accounted for 96% of sales (24 of 25), compared to 4% for vacant lands (1).
- Prices ranged widely — from $760,000 to $5,000,000, a spread of $4,240,000.
- The standout sale was 13/42 MACGREGOR ST at $5,000,000 on 26 Oct — 228% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
13/42 MACGREGOR ST	Residential	**$5,000,000**	26 Oct
3 AZOLLA PL	Residential	**$3,250,000**	15 Oct
84 ALCORN ST	Residential	**$3,204,000**	10 Aug
150 ALCORN ST	Residential	**$2,705,000**	7 Sep
20 BEACHSIDE DR	Residential	**$2,350,000**	7 Oct
156 ALCORN ST	Residential	**$2,325,000**	16 Sep
2/11 ALCORN ST	Residential	**$2,300,000**	28 Aug
2/21 BEECH DR	Residential	**$2,100,000**	25 Aug
10 GLASGOW ST	Residential	**$1,950,000**	21 Sep
16 BEACHSIDE DR	Residential	**$1,850,000**	18 Sep
2/6 BRYCE ST	Residential	**$1,775,000**	14 Aug

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.