SOLD NSW · PROPERTY MARKET REPORT

Swansea NSW 2281

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
21 -7	$1,115,000 +23%	$1,233,790 +19%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$600,000	$25.56M

POSTCODE 2281 RENTAL MARKET · SEPTEMBER 2026

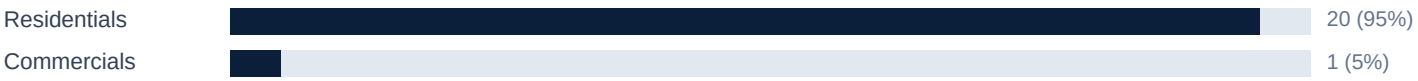
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$770	$737	30

Figures cover the entire 2281 postcode area, not Swansea alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,115,000 +23%	$1,233,790 +19%	21 -25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 21 properties settled in Swansea NSW 2281 in August–October 2026 — 20 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 23% to $1,115,000, up from $910,000 in May–July 2026.
- Residentials accounted for 95% of sales (20 of 21), compared to 5% for commercials (1).
- Prices ranged widely — from $600,000 to $3,000,000, a spread of $2,400,000.
- The standout sale was 8 ALEXANDER PL at $3,000,000 on 18 Aug — 169% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8 ALEXANDER PL	Residential	**$3,000,000**	18 Aug
169 BOWMAN ST	Residential	**$2,700,000**	2 Sep
3 KAHIBAH ST	Residential	**$1,580,000**	28 Sep
6 PARBURY PL	Residential	**$1,540,000**	1 Oct
4 MOXEY ST	Residential	**$1,325,000**	23 Oct
29 GALGABBA ST	Residential	**$1,300,000**	18 Sep
16 KENNEDY ST	Residential	**$1,285,000**	29 Oct
29 FORBES ST	Residential	**$1,200,000**	9 Sep
40 BOYD ST	Residential	**$1,160,800**	25 Aug
355 OLD PACIFIC HWY	Residential	**$1,150,000**	28 Aug
64 LAKE RD	Residential	**$1,080,000**	13 Oct

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.