SOLD NSW · PROPERTY MARKET REPORT

Sylvania NSW 2224

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
32 -26	$1,680,000 +0%	$1,678,797 -6%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,900,000	$35,000	$53.72M

POSTCODE 2224 RENTAL MARKET · SEPTEMBER 2026

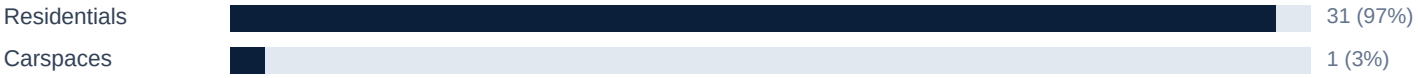
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,150	$1,243	21

Figures cover the entire 2224 postcode area, not Sylvania alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,680,000 +0%	$1,678,797 -6%	32 -45%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 32 properties settled in Sylvania NSW 2224 in August–October 2026.
- The median sale price held steady at $1,680,000 — consistent with May–July 2026.
- Residentials accounted for 97% of sales (31 of 32), compared to 3% for carspaces (1).
- Prices ranged widely — from $35,000 to $2,900,000, a spread of $2,865,000.
- The standout sale was 64 B EVELYN ST at $2,900,000 on 23 Sep — 73% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
64 B EVELYN ST	Residential	**$2,900,000**	23 Sep
42 VENETIA ST	Residential	**$2,600,000**	16 Oct
3 A LISBON ST	Residential	**$2,450,000**	14 Sep
18 CHESTER ST	Residential	**$2,360,000**	1 Sep
7 B HARLEY ST	Residential	**$2,350,000**	7 Aug
86 TARA ST	Residential	**$2,321,000**	6 Oct
12 BIRDWOOD ST	Residential	**$2,250,000**	21 Sep
47 B TARA ST	Residential	**$2,250,000**	19 Oct
60 HOLT RD	Residential	**$2,100,000**	28 Sep
9 B EVELYN ST N	Residential	**$2,000,000**	4 Sep
41 SNOWDEN AVE	Residential	**$1,980,000**	28 Sep

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.