

# Thornleigh NSW 2120

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                    |                                           |                                             |
|------------------------------------|-------------------------------------------|---------------------------------------------|
| TOTAL SALES<br><b>11</b><br>0      | MEDIAN PRICE<br><b>\$1,540,000</b><br>+1% | AVERAGE PRICE<br><b>\$1,322,000</b><br>-19% |
| HIGHEST SALE<br><b>\$2,150,000</b> | LOWEST SALE<br><b>\$505,000</b>           | TOTAL VALUE<br><b>\$14.30M</b>              |

POSTCODE 2120 RENTAL MARKET · AUGUST 2026

|                                    |                                     |                           |
|------------------------------------|-------------------------------------|---------------------------|
| MEDIAN WEEKLY RENT<br><b>\$735</b> | AVERAGE WEEKLY RENT<br><b>\$786</b> | OBSERVATIONS<br><b>28</b> |
|------------------------------------|-------------------------------------|---------------------------|

Figures cover the entire 2120 postcode area, not Thornleigh alone. Rental period: August 2026.

COMPARED TO JULY 2026

|                                           |                                             |                                |
|-------------------------------------------|---------------------------------------------|--------------------------------|
| MEDIAN PRICE<br><b>\$1,540,000</b><br>+1% | AVERAGE PRICE<br><b>\$1,322,000</b><br>-19% | TOTAL SALES<br><b>11</b><br>0% |
|-------------------------------------------|---------------------------------------------|--------------------------------|

PROPERTY TYPE BREAKDOWN

|              |             |          |
|--------------|-------------|----------|
| Residentials | <div></div> | 10 (91%) |
| Factorys     | <div></div> | 1 (9%)   |

KEY MARKET INSIGHTS

- 11 properties settled in Thornleigh NSW 2120 in August 2026 — 10 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 1% to \$1,540,000, up from \$1,525,000 in July.
- Residentials accounted for 91% of sales (10 of 11), compared to 9% for factorys (1).
- Prices ranged widely — from \$505,000 to \$2,150,000, a spread of \$1,645,000.

SALES RECORDED THIS MONTH

| ADDRESS            | TYPE        | SOLD PRICE  | DATE   |
|--------------------|-------------|-------------|--------|
| 27 MORGAN ST       | Residential | \$2,150,000 | 20 Aug |
| 39 JANET AVE       | Residential | \$1,940,000 | 13 Aug |
| 31 PRITCHARD ST    | Residential | \$1,830,000 | 12 Aug |
| 17 BRIDGEVIEW CRES | Residential | \$1,785,000 | 31 Aug |
| 44 THORNLEIGH ST   | Residential | \$1,595,000 | 31 Aug |
| 64 A DUFFY AVE     | Residential | \$1,485,000 | 24 Aug |
| 25/35 SEFTON RD    | Factory     | \$1,080,000 | 6 Aug  |
| 37/2 BELLEVUE ST   | Residential | \$710,000   | 12 Aug |
| 15/5 THORNLEIGH ST | Residential | \$650,000   | 7 Aug  |
| 64/2 BELLEVUE ST   | Residential | \$570,000   | 18 Aug |
| 7/2 BELLEVUE ST    | Residential | \$505,000   | 18 Aug |