

Toongabbie NSW 2146

August 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 210	MEDIAN PRICE \$935,000 +25%	AVERAGE PRICE \$999,714 +15%
HIGHEST SALE \$2,300,000	LOWEST SALE \$480,000	TOTAL VALUE \$20.99M

POSTCODE 2146 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$705	AVERAGE WEEKLY RENT \$721	OBSERVATIONS 46
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Figures cover the entire 2146 postcode area, not Toongabbie alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$935,000 +25%	AVERAGE PRICE \$999,714 +15%	TOTAL SALES 21 0%
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PROPERTY TYPE BREAKDOWN

Residentials	21 (100%)
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KEY MARKET INSIGHTS

- 21 properties settled in Toongabbie NSW 2146 in August 2026.
- The median sale price rose 25% to \$935,000, up from \$750,000 in July.
- All 21 recorded sales were residentials.
- Prices ranged widely — from \$480,000 to \$2,300,000, a spread of \$1,820,000.
- The standout sale was 25 A BULLI RD at \$2,300,000 on 3 Aug — 146% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 A BULLI RD	Residential	\$2,300,000	3 Aug
35 BARANGAROO RD	Residential	\$1,710,000	21 Aug
37 CHANEL ST	Residential	\$1,450,000	21 Aug
130 RAUSCH ST	Residential	\$1,395,000	7 Aug
63 VALPARAISO AVE	Residential	\$1,200,000	14 Aug
227 CORNELIA RD	Residential	\$1,200,000	24 Aug
6 EDNA AVE	Residential	\$1,080,000	27 Aug
2/104 A BUNGAREE RD	Residential	\$1,055,000	19 Aug
8 BRYSON ST	Residential	\$1,050,000	14 Aug
8/17 MIMOSA AVE	Residential	\$963,000	10 Aug
3/517 WENTWORTH AVE	Residential	\$935,000	19 Aug
3/93 METELLA RD	Residential	\$864,000	6 Aug