SOLD NSW · PROPERTY MARKET REPORT

Toongabbie NSW 2146

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
22 +4	$1,192,000 +53%	$1,156,714 +35%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,050,000	$650,000	$30.34M

POSTCODE 2146 RENTAL MARKET · SEPTEMBER 2026

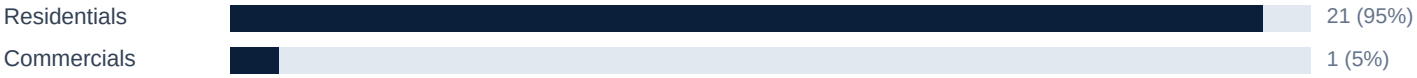
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$680	$686	43

Figures cover the entire 2146 postcode area, not Toongabbie alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,192,000 +53%	$1,156,714 +35%	22 +22%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 22 properties settled in Toongabbie NSW 2146 in October 2026 — 21 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 53% to $1,192,000, up from $780,000 in September 2026.
- Residentials accounted for 95% of sales (21 of 22), compared to 5% for commercials (1).
- Prices ranged widely — from $650,000 to $6,050,000, a spread of $5,400,000.
- The standout sale was 4 CLAUDIA RD at $6,050,000 on 19 Oct — 408% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
4 CLAUDIA RD	Commercial	**$6,050,000**	19 Oct
123 TOONGABBIE RD	Residential	**$2,025,000**	21 Oct
40 TOONGABBIE RD	Residential	**$1,700,000**	15 Oct
62 LAMONERIE ST	Residential	**$1,530,000**	21 Oct
6 PIQUET PL	Residential	**$1,500,000**	14 Oct
12 BALLANDELLA RD	Residential	**$1,490,000**	2 Oct
10 SECOND AVE	Residential	**$1,456,000**	15 Oct
5 EDNA AVE	Residential	**$1,350,000**	19 Oct
53 LAMONERIE ST	Residential	**$1,350,000**	20 Oct
179 TOONGABBIE RD	Residential	**$1,340,000**	20 Oct
28 LUCRETIA RD	Residential	**$1,255,000**	19 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.