

Villawood NSW 2163

July 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +3	MEDIAN PRICE \$620,000 +2%	AVERAGE PRICE \$800,417 +8%
HIGHEST SALE \$1,550,000	LOWEST SALE \$450,000	TOTAL VALUE \$9.61M

POSTCODE 2163 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$635	OBSERVATIONS 25
------------------------------------	-------------------------------------	---------------------------

Figures cover the entire 2163 postcode area, not Villawood alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$620,000 +2%	AVERAGE PRICE \$800,417 +8%	TOTAL SALES 12 +33%
--	---	---

PROPERTY TYPE BREAKDOWN

Residential		12 (100%)
-------------	--	-----------

KEY MARKET INSIGHTS

- 12 properties settled in Villawood NSW 2163 in July 2026.
- The median sale price rose 2% to \$620,000, up from \$607,500 in June.
- All 12 recorded sales were residentials.
- Prices ranged widely — from \$450,000 to \$1,550,000, a spread of \$1,100,000.
- The standout sale was 87 BELAR AVE at \$1,550,000 on 17 Jul — 150% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
87 BELAR AVE	Residential	\$1,550,000	17 Jul
44 GOONAROI ST	Residential	\$1,485,000	27 Jul
34 GUNDAROO ST	Residential	\$1,390,000	31 Jul
603/10 KAMIRA CT	Residential	\$785,000	13 Jul
401/10 KAMIRA CT	Residential	\$620,000	7 Jul
309/10 KAMIRA CT	Residential	\$620,000	24 Jul
403/10 KAMIRA CT	Residential	\$620,000	28 Jul
306/10 KAMIRA CT	Residential	\$600,000	9 Jul
11 HILWA ST	Residential	\$530,000	17 Jul
605/10 KAMIRA CT	Residential	\$500,000	17 Jul
305/10 KAMIRA CT	Residential	\$455,000	28 Jul
701/10 KAMIRA CT	Residential	\$450,000	29 Jul