SOLD NSW · PROPERTY MARKET REPORT

Villawood NSW 2163

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -8	$935,000 +51%	$977,139 +17%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$350,000	$21.07M

POSTCODE 2163 RENTAL MARKET · SEPTEMBER 2026

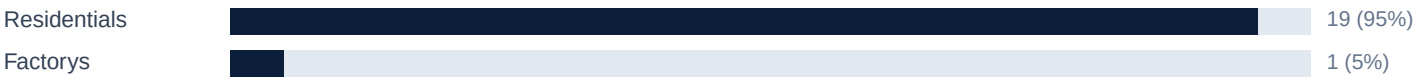
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$710	$765	15

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

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$935,000 +51%	$977,139 +17%	20 -29%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Villawood NSW 2163 in August–October 2026 — 19 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 51% to $935,000, up from $620,000 in May–July 2026.
- Residentials accounted for 95% of sales (19 of 20), compared to 5% for factorys (1).
- Prices ranged widely — from $350,000 to $2,600,000, a spread of $2,250,000.
- The standout sale was 3/189 WOODVILLE RD at $2,600,000 on 6 Aug — 178% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3/189 WOODVILLE RD	Residential	**$2,600,000**	6 Aug
4/171 WOODVILLE RD	Factory	**$2,500,000**	14 Oct
97 B ALCOOMIE ST	Residential	**$1,478,650**	24 Aug
107 BELAR AVE	Residential	**$1,420,000**	19 Aug
46 B BELAR AVE	Residential	**$1,270,000**	27 Oct
50 GOONDAH ST	Residential	**$1,200,000**	2 Oct
8 ALLOWRIE RD	Residential	**$1,120,000**	17 Aug
4 BOOREA WAY	Residential	**$1,110,000**	15 Sep
1 CAMIRA ST	Residential	**$1,050,000**	28 Aug
23 THE HORSLEY DR	Residential	**$960,000**	22 Sep
1008/1 VILLAWOOD PL	Residential	**$935,000**	13 Aug

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.