SOLD NSW · PROPERTY MARKET REPORT

West hoxton NSW 2171

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
17 -1	$1,337,500 -4%	$1,284,063 -9%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,810,000	$583,000	$21.13M

POSTCODE 2171 RENTAL MARKET · SEPTEMBER 2026

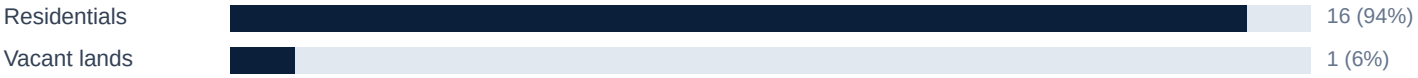
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$839	38

Figures cover the entire 2171 postcode area, not West hoxton alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,337,500 -4%	$1,284,063 -9%	17 -6%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 17 properties settled in West hoxton NSW 2171 in August–October 2026 — 16 residential and 1 non-residential (commercial or land).
- The residential median sale price fell 4% to $1,337,500, down from $1,390,000 in May–July 2026.
- Residentials accounted for 94% of sales (16 of 17), compared to 6% for vacant lands (1).
- Prices ranged widely — from $583,000 to $1,810,000, a spread of $1,227,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
35 ELYARD CCT	Residential	**$1,810,000**	26 Oct
FIFTEENTH AVE	Residential	**$1,615,000**	4 Aug
34 WAINEWRIGHT AVE	Residential	**$1,478,000**	7 Sep
13 ST MARYS ST	Residential	**$1,450,000**	17 Sep
75 MANNOW AVE	Residential	**$1,410,000**	14 Aug
5 ST HELENS CL	Residential	**$1,400,000**	18 Aug
15 DUNALLEY ST	Residential	**$1,370,000**	16 Oct
16 FERRARO CRES	Residential	**$1,360,000**	27 Aug
8 WESTON PL	Residential	**$1,315,000**	9 Oct
13 FOSTER CL	Residential	**$1,262,000**	26 Aug
10 DOWLING ST	Residential	**$1,250,000**	2 Oct
15 HOBLER AVE	Residential	**$1,160,000**	25 Aug
8 BLACKBURN AVE	Residential	**$1,130,000**	2 Sep

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.