SOLD NSW · PROPERTY MARKET REPORT

Westmead NSW 2145

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -9	$625,000 +2%	$809,750 +11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,060,000	$512,000	$12.96M

POSTCODE 2145 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$666	$700	342

Figures cover the entire 2145 postcode area, not Westmead alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$625,000 +2%	$809,750 +11%	16 -36%

PROPERTY TYPE BREAKDOWN

Residentials — 16 (100%)

KEY MARKET INSIGHTS

- 16 properties settled in Westmead NSW 2145 in October 2026.
- The median sale price rose 2% to $625,000, up from $615,000 in September 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $512,000 to $2,060,000, a spread of $1,548,000.
- The standout sale was 35 AUSTRAL AVE at $2,060,000 on 26 Oct — 230% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
35 AUSTRAL AVE	Residential	**$2,060,000**	26 Oct
8 B BOOTH ST	Residential	**$1,600,000**	9 Oct
2/1 HAWKESBURY RD	Residential	**$1,330,000**	26 Oct
901/91 D BRIDGE RD	Residential	**$675,000**	23 Oct
3/65 GOOD ST	Residential	**$665,000**	6 Oct
405/160 GREAT WESTERN HWY	Residential	**$660,000**	12 Oct
5/2 FRASER ST	Residential	**$634,000**	6 Oct
2/17 LYDBROOK ST	Residential	**$630,000**	9 Oct
61/114 GREAT WESTERN HWY	Residential	**$620,000**	15 Oct
2/59 GOOD ST	Residential	**$620,000**	21 Oct
16/2 FRASER ST	Residential	**$615,000**	27 Oct
9/15 ALFRED ST	Residential	**$605,000**	29 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.