SOLD NSW · PROPERTY MARKET REPORT

Wetherill park NSW 2164

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
23 -16	$1,221,750 -11%	$1,255,792 -24%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$20,100,000	$770,000	$92.47M

POSTCODE 2164 RENTAL MARKET · SEPTEMBER 2026

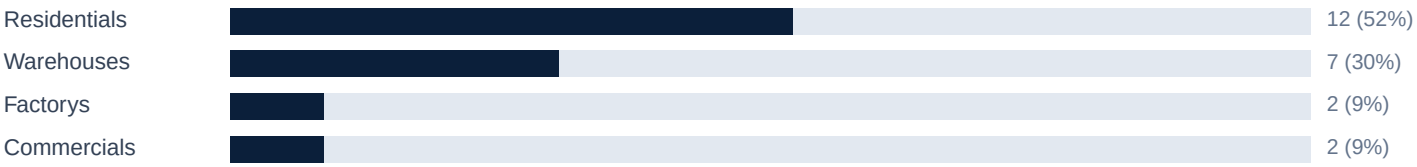
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$672	37

Figures cover the entire 2164 postcode area, not Wetherill park alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,221,750 -11%	$1,255,792 -24%	23 -41%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 23 properties settled in Wetherill park NSW 2164 in August–October 2026 — 12 residential and 11 non-residential (commercial or land).
- The residential median sale price fell 11% to $1,221,750, down from $1,370,000 in May–July 2026.
- Residentials accounted for 52% of sales (12 of 23), compared to 30% for warehouses (7).
- Prices ranged widely — from $770,000 to $20,100,000, a spread of $19,330,000.
- The standout sale was 20 DAVIS RD at $20,100,000 on 3 Aug — 1545% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
20 DAVIS RD	Warehouse	**$20,100,000**	3 Aug
201 NEWTON RD	Warehouse	**$17,200,000**	3 Aug
62 ELIZABETH ST	Warehouse	**$14,300,000**	4 Sep
197 HASSALL ST	Factory	**$9,350,000**	30 Sep
2 VICARS PL	Commercial	**$5,000,000**	31 Aug
15 VERRELL ST	Warehouse	**$4,800,000**	2 Oct
10/1017 CANLEY VALE RD	Commercial	**$2,244,000**	19 Oct
2/80 HASSALL ST	Residential	**$1,900,000**	10 Aug
7 THACKERAY CL	Residential	**$1,550,000**	2 Oct

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.