

# Winston hills NSW 2153

April 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

|                                             |                                                        |                                                         |
|---------------------------------------------|--------------------------------------------------------|---------------------------------------------------------|
| TOTAL SALES<br><b>14</b><br><span>+2</span> | MEDIAN PRICE<br><b>\$1,667,500</b><br><span>+0%</span> | AVERAGE PRICE<br><b>\$1,710,929</b><br><span>+8%</span> |
| HIGHEST SALE<br><b>\$3,220,000</b>          | LOWEST SALE<br><b>\$1,050,000</b>                      | TOTAL VALUE<br><b>\$23.95M</b>                          |

POSTCODE 2153 RENTAL MARKET · AUGUST 2026

|                                    |                                     |                            |
|------------------------------------|-------------------------------------|----------------------------|
| MEDIAN WEEKLY RENT<br><b>\$830</b> | AVERAGE WEEKLY RENT<br><b>\$855</b> | OBSERVATIONS<br><b>123</b> |
|------------------------------------|-------------------------------------|----------------------------|

Figures cover the entire 2153 postcode area, not Winston hills alone. Rental period: August 2026.

COMPARED TO MARCH 2026

|                                                        |                                                         |                                               |
|--------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| MEDIAN PRICE<br><b>\$1,667,500</b><br><span>+0%</span> | AVERAGE PRICE<br><b>\$1,710,929</b><br><span>+8%</span> | TOTAL SALES<br><b>14</b><br><span>+17%</span> |
|--------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|

PROPERTY TYPE BREAKDOWN

|             |           |
|-------------|-----------|
| Residential | 14 (100%) |
|-------------|-----------|

KEY MARKET INSIGHTS

- 14 properties settled in Winston hills NSW 2153 in April 2026.
- The median sale price held steady at \$1,667,500 — consistent with March.
- All 14 recorded sales were residential.
- Prices ranged widely — from \$1,050,000 to \$3,220,000, a spread of \$2,170,000.
- The standout sale was 64 MOXHAMS RD at \$3,220,000 on 10 Apr — 93% above the monthly median.

SALES RECORDED THIS MONTH

| ADDRESS                  | TYPE        | SOLD PRICE  | DATE   |
|--------------------------|-------------|-------------|--------|
| 64 MOXHAMS RD            | Residential | \$3,220,000 | 10 Apr |
| 7 GOODACRE AVE           | Residential | \$1,805,000 | 14 Apr |
| 16 MELBOURNE RD          | Residential | \$1,801,000 | 1 Apr  |
| 367 OLD WINDSOR RD       | Residential | \$1,780,000 | 30 Apr |
| 16 KILIAN ST             | Residential | \$1,780,000 | 16 Apr |
| 22 LLOYD GEORGE AVE      | Residential | \$1,750,000 | 20 Apr |
| 22 TENNYSON ST           | Residential | \$1,675,000 | 22 Apr |
| 102 CAROLINE CHISHOLM DR | Residential | \$1,660,000 | 2 Apr  |
| 97 REBECCA PDE           | Residential | \$1,650,000 | 16 Apr |
| 12 MELBOURNE RD          | Residential | \$1,592,000 | 7 Apr  |
| 48 GIDEON ST             | Residential | \$1,560,000 | 10 Apr |
| 124 JUNCTION RD          | Residential | \$1,480,000 | 30 Apr |