SOLD NSW · PROPERTY MARKET REPORT

Balgownie NSW 2519

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 -8	$1,330,000 -7%	$1,435,063 +7%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,100,000	$813,000	$22.96M

POSTCODE 2519 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$730	$714	29

Figures cover the entire 2519 postcode area, not Balgownie alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,330,000 -7%	$1,435,063 +7%	16 -33%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Balgownie NSW 2519 in August–October 2026.
- The median sale price fell 7% to $1,330,000, down from $1,425,000 in May–July 2026.
- All 16 recorded sales were residentials.
- Prices ranged widely — from $813,000 to $2,100,000, a spread of $1,287,000.
- The standout sale was 105 BROKERS RD at $2,100,000 on 17 Aug — 58% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
105 BROKERS RD	Residential	**$2,100,000**	17 Aug
24 BOOTIE ST	Residential	**$2,050,000**	12 Oct
71 RUSSELL ST	Residential	**$1,950,000**	18 Sep
71 RUSSELL ST	Residential	**$1,950,000**	16 Oct
37 MARGARET ST	Residential	**$1,850,000**	16 Oct
35 SHERWOOD DR	Residential	**$1,560,000**	6 Oct
28 WELLINGTON DR	Residential	**$1,450,000**	7 Aug
15 WELLINGTON DR	Residential	**$1,400,000**	7 Aug
17 HUTCHINSON DR	Residential	**$1,260,000**	16 Oct
49 DYMOCK ST	Residential	**$1,223,000**	2 Oct
9 MARGARET ST	Residential	**$1,220,000**	21 Sep
57 MARGARET ST	Residential	**$1,110,000**	21 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.