SOLD NSW · PROPERTY MARKET REPORT

Barden ridge NSW 2234

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
15 +3	$1,805,000 +9%	$1,883,071 +12%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,600,000	$1,100,000	$27.81M

POSTCODE 2234 RENTAL MARKET · SEPTEMBER 2026

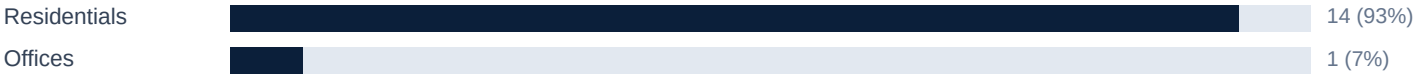
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$850	$909	16

Figures cover the entire 2234 postcode area, not Barden ridge alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,805,000 +9%	$1,883,071 +12%	15 +25%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 15 properties settled in Barden ridge NSW 2234 in August–October 2026 — 14 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 9% to $1,805,000, up from $1,660,000 in May–July 2026.
- Residentials accounted for 93% of sales (14 of 15), compared to 7% for offices (1).
- Prices ranged widely — from $1,100,000 to $2,600,000, a spread of $1,500,000.
- The standout sale was 55 BARDEN RD at $2,600,000 on 30 Sep — 44% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
55 BARDEN RD	Residential	**$2,600,000**	30 Sep
3 DALRYMPLE PL	Residential	**$2,205,000**	4 Aug
8 LANDOR RD	Residential	**$2,200,000**	25 Sep
11 JOE CL	Residential	**$2,190,000**	14 Aug
35 TIMBREY CCT	Residential	**$2,025,000**	16 Oct
33 NAMATJIRA ST	Residential	**$2,000,000**	12 Aug
87 BARDEN RD	Residential	**$1,810,000**	23 Oct
2 MACKIN CL	Residential	**$1,800,000**	29 Sep
26 FAWKNER PL	Residential	**$1,800,000**	19 Oct
1 MASON PL	Residential	**$1,780,000**	28 Aug
26 TIMBREY CCT	Residential	**$1,760,000**	11 Aug

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.