SOLD NSW · PROPERTY MARKET REPORT

Beacon hill NSW 2100

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -3	$2,250,000 -3%	$2,342,692 +3%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,475,000	$1,475,000	$30.45M

POSTCODE 2100 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$950	$1,046	43

Figures cover the entire 2100 postcode area, not Beacon hill alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$2,250,000 -3%	$2,342,692 +3%	13 -19%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Beacon hill NSW 2100 in August–October 2026.
- The median sale price fell 3% to $2,250,000, down from $2,320,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $1,475,000 to $3,475,000, a spread of $2,000,000.
- The standout sale was 34 OWEN STANLEY AVE at $3,475,000 on 15 Oct — 54% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
34 OWEN STANLEY AVE	Residential	**$3,475,000**	15 Oct
160 PARR PDE	Residential	**$2,900,000**	17 Sep
19 TRISTRAM RD	Residential	**$2,705,000**	12 Oct
27 COOPER CL	Residential	**$2,570,000**	6 Oct
66 IRIS ST	Residential	**$2,555,000**	7 Aug
24 BEACON HILL RD	Residential	**$2,250,000**	9 Sep
156 PARR PDE	Residential	**$2,250,000**	13 Oct
8 COUSINS RD	Residential	**$2,225,000**	21 Oct
37 BEACON AVE	Residential	**$2,200,000**	13 Oct
12 KOKODA CRES	Residential	**$2,170,000**	10 Aug
2 ELLIS RD	Residential	**$1,880,000**	28 Sep
37 BEACON AVE	Residential	**$1,800,000**	29 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.