SOLD NSW · PROPERTY MARKET REPORT

Beaumont hills NSW 2155

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
18 -5	$1,686,500 -13%	$1,745,778 -10%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$2,200,000	$1,425,000	$31.42M

POSTCODE 2155 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$810	$842	198

Figures cover the entire 2155 postcode area, not Beaumont hills alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,686,500 -13%	$1,745,778 -10%	18 -22%

PROPERTY TYPE BREAKDOWN

Residentials — 18 (100%)

KEY MARKET INSIGHTS

- 18 properties settled in Beaumont hills NSW 2155 in August–October 2026.
- The median sale price fell 13% to $1,686,500, down from $1,945,000 in May–July 2026.
- All 18 recorded sales were residentials.
- Prices ranged widely — from $1,425,000 to $2,200,000, a spread of $775,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
47 GUARDIAN AVE	Residential	**$2,200,000**	25 Sep
45 GUARDIAN AVE	Residential	**$2,200,000**	2 Oct
4 BRAMPTON DR	Residential	**$2,135,000**	1 Sep
32 TALLOWOOD GR	Residential	**$2,100,000**	21 Oct
5 CHESSINGTON TCE	Residential	**$1,831,000**	1 Oct
18 ARNOLD JANSSEN DR	Residential	**$1,825,000**	15 Oct
10 LOCHTON PL	Residential	**$1,780,000**	24 Aug
12 MORGAN PL	Residential	**$1,740,000**	28 Aug
12 HONEYEATER CRES	Residential	**$1,708,000**	26 Oct
34 PAPERBARK CRES	Residential	**$1,665,000**	29 Oct
6 HADLEY CCT	Residential	**$1,635,000**	7 Aug
23 ARMINE WAY	Residential	**$1,600,000**	5 Aug
8 DUTTON RD	Residential	**$1,545,000**	6 Oct
21 HONEYEATER CRES	Residential	**$1,520,000**	7 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.