

Belfield NSW 2191

July 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 -1	MEDIAN PRICE \$1,132,500 -48%	AVERAGE PRICE \$1,497,600 -38%
HIGHEST SALE \$2,815,000	LOWEST SALE \$730,000	TOTAL VALUE \$14.98M

POSTCODE 2191 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$800	AVERAGE WEEKLY RENT \$821	OBSERVATIONS 7
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Figures cover the entire 2191 postcode area, not Belfield alone. Rental period: August 2026.

COMPARED TO JUNE 2026

MEDIAN PRICE \$1,132,500 -48%	AVERAGE PRICE \$1,497,600 -38%	TOTAL SALES 10 -9%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Belfield NSW 2191 in July 2026.
- The median sale price fell 48% to \$1,132,500, down from \$2,180,000 in June.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$730,000 to \$2,815,000, a spread of \$2,085,000.
- The standout sale was 25 OMAHA ST at \$2,815,000 on 13 Jul — 149% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
25 OMAHA ST	Residential	\$2,815,000	13 Jul
1 A PERSIC ST	Residential	\$2,540,000	10 Jul
16 SAXON ST	Residential	\$2,430,000	10 Jul
5 BALTIMORE ST	Residential	\$1,530,000	31 Jul
3/4 BIRDWOOD AVE	Residential	\$1,140,000	2 Jul
10/101 MADELINE ST	Residential	\$1,125,000	13 Jul
14/69 BRUCE AVE	Residential	\$916,000	15 Jul
802/27 PUNCHBOWL RD	Residential	\$910,000	13 Jul
501/27 PUNCHBOWL RD	Residential	\$840,000	24 Jul
6/33 BURWOOD RD	Residential	\$730,000	9 Jul