SOLD NSW · PROPERTY MARKET REPORT

Belfield NSW 2191

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
19 -9	$1,685,000 +10%	$1,622,763 -11%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$3,000,000	$655,000	$30.83M

POSTCODE 2191 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$780	$817	6

Figures cover the entire 2191 postcode area, not Belfield alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,685,000 +10%	$1,622,763 -11%	19 -32%

PROPERTY TYPE BREAKDOWN

Residentials — 19 (100%)

KEY MARKET INSIGHTS

- 19 properties settled in Belfield NSW 2191 in August–October 2026.
- The median sale price rose 10% to $1,685,000, up from $1,535,000 in May–July 2026.
- All 19 recorded sales were residentials.
- Prices ranged widely — from $655,000 to $3,000,000, a spread of $2,345,000.
- The standout sale was 27 SCOTT ST at $3,000,000 on 26 Aug — 78% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 SCOTT ST	Residential	**$3,000,000**	26 Aug
93 BURWOOD RD	Residential	**$2,400,000**	4 Aug
35 SEYMOUR PDE	Residential	**$2,235,000**	16 Sep
27 BAZENTIN ST	Residential	**$2,050,000**	23 Oct
100 A FIRST AVE	Residential	**$2,000,000**	7 Aug
16 AUSTIN CRES	Residential	**$2,000,000**	27 Aug
382 PUNCHBOWL RD	Residential	**$1,950,000**	6 Oct
382 PUNCHBOWL RD	Residential	**$1,920,000**	6 Oct
11 STATHAM ST	Residential	**$1,890,000**	28 Oct
28 BAZENTIN ST	Residential	**$1,685,000**	28 Oct
14 SUNLEA CRES	Residential	**$1,650,000**	8 Oct
2/4 BORONIA ST	Residential	**$1,360,000**	4 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.