

Bella vista NSW 2153

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 12 +1	MEDIAN PRICE \$1,762,500 -29%	AVERAGE PRICE \$2,035,000 -30%
HIGHEST SALE \$7,100,000	LOWEST SALE \$895,000	TOTAL VALUE \$34.55M

POSTCODE 2153 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$830	AVERAGE WEEKLY RENT \$855	OBSERVATIONS 123
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Figures cover the entire 2153 postcode area, not Bella vista alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,762,500 -29%	AVERAGE PRICE \$2,035,000 -30%	TOTAL SALES 12 +9%
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PROPERTY TYPE BREAKDOWN

Residential		10 (83%)
Commercials		1 (8%)
Offices		1 (8%)

KEY MARKET INSIGHTS

- 12 properties settled in Bella vista NSW 2153 in August 2026 — 10 residential and 2 non-residential (commercial or land).
- The residential median sale price fell 29% to \$1,762,500, down from \$2,500,000 in July.
- Residential accounted for 83% of sales (10 of 12), compared to 8% for commercials (1).
- Prices ranged widely — from \$895,000 to \$7,100,000, a spread of \$6,205,000.
- The standout sale was 8/7 MERIDIAN PL at \$7,100,000 on 10 Aug — 303% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
8/7 MERIDIAN PL	Commercial	\$7,100,000	10 Aug
2/5 MERIDIAN PL	Office	\$7,100,000	28 Aug
3 NORTHRIDGE AVE	Residential	\$3,700,000	26 Aug
301/14 LEXINGTON DR	Residential	\$3,100,000	19 Aug
18 MACARTHUR RIDGE WAY	Residential	\$2,750,000	17 Aug
13 KIMBERLEY CT	Residential	\$2,500,000	27 Aug
11 LINDEN WAY	Residential	\$1,775,000	3 Aug
6 IBIS PL	Residential	\$1,750,000	27 Aug
12 PATRINE PL	Residential	\$1,440,000	4 Aug
312/10 NORBRIK DR	Residential	\$1,340,000	25 Aug