SOLD NSW · PROPERTY MARKET REPORT

Bella vista NSW 2153

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
31 -5	$1,775,000 -28%	$1,968,273 -24%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$7,100,000	$198,000	$72.63M

POSTCODE 2153 RENTAL MARKET · SEPTEMBER 2026

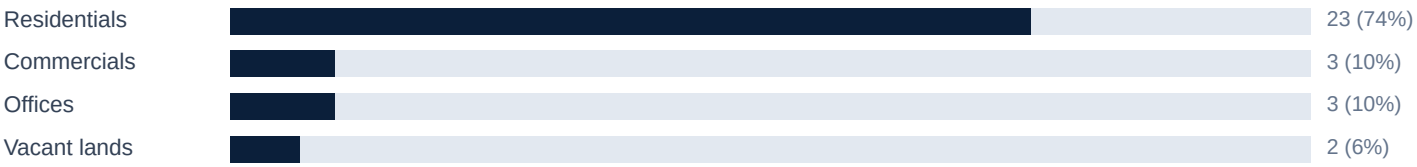
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$800	$857	101

Figures cover the entire 2153 postcode area, not Bella vista alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,775,000 -28%	$1,968,273 -24%	31 -14%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 31 properties settled in Bella vista NSW 2153 in August–October 2026 — 23 residential and 8 non-residential (commercial or land).
- The residential median sale price fell 28% to $1,775,000, down from $2,475,000 in May–July 2026.
- Residentials accounted for 74% of sales (23 of 31), compared to 10% for commercials (3).
- Prices ranged widely — from $198,000 to $7,100,000, a spread of $6,902,000.
- The standout sale was 8/7 MERIDIAN PL at $7,100,000 on 10 Aug — 300% above the period 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
13 KENTRIDGE PL	Residential	**$3,600,000**	7 Oct
213/10 NORBRIK DR	Commercial	**$3,475,000**	28 Sep
8 MOUNT BANK RISE	Vacant land	**$3,125,000**	9 Sep
301/14 LEXINGTON DR	Residential	**$3,100,000**	19 Aug
22 ERNESTA PL	Vacant land	**$2,850,000**	28 Sep
18 MACARTHUR RIDGE WAY	Residential	**$2,750,000**	17 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.