SOLD NSW · PROPERTY MARKET REPORT

Bellambi NSW 2518

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13 -1	$1,290,000 +39%	$1,162,192 +15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,570,000	$600,000	$15.11M

POSTCODE 2518 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$725	$772	43

Figures cover the entire 2518 postcode area, not Bellambi alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$1,290,000 +39%	$1,162,192 +15%	13 -7%

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Bellambi NSW 2518 in August–October 2026.
- The median sale price rose 39% to $1,290,000, up from $930,000 in May–July 2026.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $600,000 to $1,570,000, a spread of $970,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
58 GLADSTONE ST	Residential	**$1,570,000**	25 Aug
24 LISMORE ST	Residential	**$1,550,000**	11 Sep
1 BELLAMBI LANE	Residential	**$1,500,000**	24 Aug
2 GLADSTONE ST	Residential	**$1,500,000**	24 Sep
14 PIONEER RD	Residential	**$1,333,500**	15 Oct
6 ELLEN ST	Residential	**$1,300,000**	18 Sep
7 OWEN PARK RD	Residential	**$1,290,000**	29 Oct
3/219 ROTHERY ST	Residential	**$970,000**	10 Sep
1/30 PARK RD	Residential	**$960,000**	1 Sep
57 GLADSTONE ST	Residential	**$900,000**	30 Sep
4/221 ROTHERY ST	Residential	**$865,000**	10 Sep
6/74 CAWLEY ST	Residential	**$770,000**	3 Sep
95 PIONEER RD	Residential	**$600,000**	10 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.