

Bellbird NSW 2325

June 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -2	MEDIAN PRICE \$855,000 +18%	AVERAGE PRICE \$835,650 +19%
HIGHEST SALE \$1,160,000	LOWEST SALE \$400,000	TOTAL VALUE \$7.17M

POSTCODE 2325 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$560	AVERAGE WEEKLY RENT \$585	OBSERVATIONS 123
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Figures cover the entire 2325 postcode area, not Bellbird alone. Rental period: August 2026.

COMPARED TO MAY 2026

MEDIAN PRICE \$855,000 +18%	AVERAGE PRICE \$835,650 +19%	TOTAL SALES 11 -15%
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PROPERTY TYPE BREAKDOWN

Residentials		6 (55%)
Vacant lands		5 (45%)

KEY MARKET INSIGHTS

- 11 properties settled in Bellbird NSW 2325 in June 2026 — 6 residential and 5 non-residential (commercial or land).
- The residential median sale price rose 18% to \$855,000, up from \$726,000 in May.
- Residentials accounted for 55% of sales (6 of 11), compared to 45% for vacant lands (5).
- Prices ranged widely — from \$400,000 to \$1,160,000, a spread of \$760,000.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
2 PILLAR ST	Residential	\$1,160,000	9 Jun
19 WILDFLOWER CCT	Residential	\$910,000	19 Jun
9 VINTNER AVE	Residential	\$885,000	19 Jun
441 WOLLOMBI RD	Residential	\$825,000	23 Jun
56 PILLAR ST	Residential	\$800,000	12 Jun
18 DECANter ST	Vacant land	\$523,000	18 Jun
21 VINTNER AVE	Residential	\$433,900	4 Jun
63 ABBOTSFORD ST	Vacant land	\$421,000	30 Jun
1 AROMA AVE	Vacant land	\$416,000	17 Jun
6 DECANter ST	Vacant land	\$400,888	10 Jun
25 EDDEN ST	Vacant land	\$400,000	30 Jun