SOLD NSW · PROPERTY MARKET REPORT

Bellbird NSW 2325

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
29 -1	$699,995 -15%	$764,870 -5%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,180,000	$343,900	$19.21M

POSTCODE 2325 RENTAL MARKET · SEPTEMBER 2026

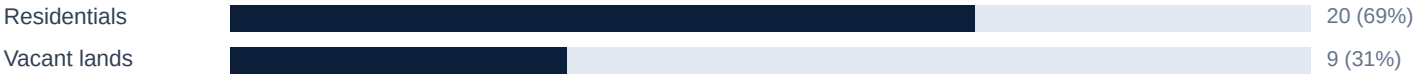
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$560	$588	108

Figures cover the entire 2325 postcode area, not Bellbird alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$699,995 -15%	$764,870 -5%	29 -3%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 29 properties settled in Bellbird NSW 2325 in August–October 2026 — 20 residential and 9 non-residential (commercial or land).
- The residential median sale price fell 15% to $699,995, down from $825,000 in May–July 2026.
- Residentials accounted for 69% of sales (20 of 29), compared to 31% for vacant lands (9).
- Prices ranged widely — from $343,900 to $1,180,000, a spread of $836,100.
- The standout sale was 26 CROSSING ST at $1,180,000 on 25 Sep — 69% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
26 CROSSING ST	Residential	**$1,180,000**	25 Sep
10 MAJESTY ST	Residential	**$1,042,400**	6 Oct
23 FLOURISH WAY	Residential	**$945,000**	1 Sep
13 BALANGARA WAY	Residential	**$850,000**	15 Sep
15 A KENDALL ST	Residential	**$850,000**	20 Oct
4 WYLA ST	Residential	**$845,000**	18 Sep
48 PILLAR ST	Residential	**$840,000**	11 Sep
249 MATHIESON ST	Residential	**$825,000**	30 Sep
5 MARY ST	Residential	**$720,000**	9 Sep
2/92 B KENDALL ST	Residential	**$709,990**	18 Sep
2/18 CROSSING ST	Residential	**$690,000**	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.