

Bellevue hill NSW 2023

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 170	MEDIAN PRICE \$1,910,000 -50%	AVERAGE PRICE \$5,576,529 +28%
HIGHEST SALE \$20,000,000	LOWEST SALE \$876,000	TOTAL VALUE \$94.80M

POSTCODE 2023 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$1,000	AVERAGE WEEKLY RENT \$1,426	OBSERVATIONS 71
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Figures cover the entire 2023 postcode area, not Bellevue hill alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,910,000 -50%	AVERAGE PRICE \$5,576,529 +28%	TOTAL SALES 17 0%
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PROPERTY TYPE BREAKDOWN

Residential	17 (100%)
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KEY MARKET INSIGHTS

- 17 properties settled in Bellevue hill NSW 2023 in August 2026.
- The median sale price fell 50% to \$1,910,000, down from \$3,800,000 in July.
- All 17 recorded sales were residential.
- Prices ranged widely — from \$876,000 to \$20,000,000, a spread of \$19,124,000.
- The standout sale was 45 BERESFORD RD at \$20,000,000 on 27 Aug — 947% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
45 BERESFORD RD	Residential	\$20,000,000	27 Aug
43 LATIMER RD	Residential	\$17,000,000	25 Aug
17 BRADLEY AVE	Residential	\$12,600,000	24 Aug
12 B MARCH ST	Residential	\$10,250,000	7 Aug
20 LENNOX ST	Residential	\$9,400,000	4 Aug
5 KULGOA RD	Residential	\$8,475,000	21 Aug
2/1 BLAXLAND RD	Residential	\$3,350,000	6 Aug
4/267 O'SULLIVAN RD	Residential	\$2,250,000	31 Aug
6/99 DRUMALBYN RD	Residential	\$1,910,000	21 Aug
8/134 OLD SOUTH HEAD RD	Residential	\$1,600,000	7 Aug
7/158 VICTORIA RD	Residential	\$1,500,000	19 Aug
3/56 BIRRIGA RD	Residential	\$1,350,000	24 Aug