SOLD NSW · PROPERTY MARKET REPORT

Bellevue hill NSW 2023

October 2026 · Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
16 +3	$5,800,000 +25%	$6,351,567 +13%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$24,300,000	$552,500	$103.87M

POSTCODE 2023 RENTAL MARKET · SEPTEMBER 2026

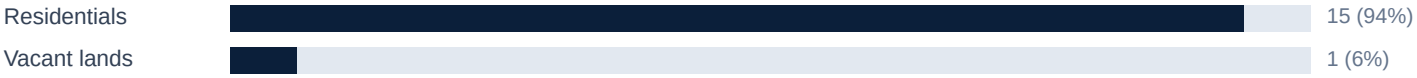
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,050	$1,227	54

Figures cover the entire 2023 postcode area, not Bellevue hill alone. Rental period: September 2026.

COMPARED TO SEPTEMBER 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$5,800,000 +25%	$6,351,567 +13%	16 +23%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 16 properties settled in Bellevue hill NSW 2023 in October 2026 — 15 residential and 1 non-residential (commercial or land).
- The residential median sale price rose 25% to $5,800,000, up from $4,650,000 in September 2026.
- Residentials accounted for 94% of sales (15 of 16), compared to 6% for vacant lands (1).
- Prices ranged widely — from $552,500 to $24,300,000, a spread of $23,747,500.
- The standout sale was 64 VICTORIA RD at $24,300,000 on 21 Oct — 319% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
64 VICTORIA RD	Residential	**$24,300,000**	21 Oct
25 ARTHUR ST	Residential	**$10,600,000**	22 Oct
153 BELLEVUE RD	Residential	**$10,000,000**	16 Oct
18 BUNYULA RD	Residential	**$9,800,000**	21 Oct
29 BUNYULA RD	Residential	**$9,650,000**	2 Oct
37 SUTTIE RD	Vacant land	**$8,600,000**	26 Oct
3/26 FAIRFAX RD	Residential	**$8,250,000**	21 Oct
2/159 VICTORIA RD	Residential	**$6,000,000**	20 Oct
4/12 BORONIA RD	Residential	**$5,800,000**	1 Oct
7/46 BELLEVUE RD	Residential	**$3,330,000**	1 Oct
53/36 FAIRFAX RD	Residential	**$1,680,000**	28 Oct

Data sourced from NSW Valuer General · Published by Sold NSW (soldnsw.com) · October 2026. Minimum 10 recorded sales; quieter months use trailing 3 months. Comparisons use the preceding equal-length period.