SOLD NSW · PROPERTY MARKET REPORT

Bellingen NSW 2454

August–October 2026 · Trailing 3-month Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
20 -7	$895,000 +8%	$947,972 +15%

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$1,600,000	$500,000	$18.60M

POSTCODE 2454 RENTAL MARKET · SEPTEMBER 2026

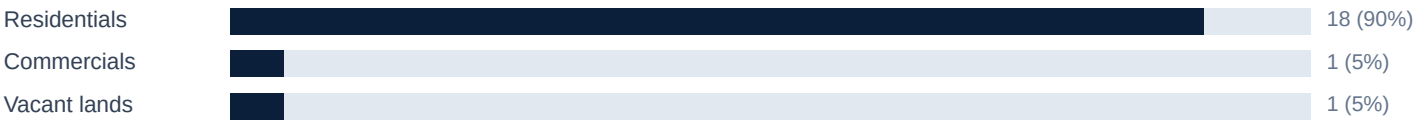
MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$650	$618	12

Figures cover the entire 2454 postcode area, not Bellingen alone. Rental period: September 2026.

COMPARED TO MAY–JULY 2026

MEDIAN PRICE	AVERAGE PRICE	TOTAL SALES
$895,000 +8%	$947,972 +15%	20 -26%

PROPERTY TYPE BREAKDOWN



KEY MARKET INSIGHTS

- 20 properties settled in Bellingen NSW 2454 in August–October 2026 — 18 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 8% to $895,000, up from $828,900 in May–July 2026.
- Residentials accounted for 90% of sales (18 of 20), compared to 5% for commercials (1).
- Prices ranged widely — from $500,000 to $1,600,000, a spread of $1,100,000.
- The standout sale was 146 SUNNY CORNER RD at $1,600,000 on 30 Sep — 79% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
146 SUNNY CORNER RD	Residential	**$1,600,000**	30 Sep
219 BOWRAVILLE RD	Residential	**$1,434,000**	6 Oct
50 SUNSET RIDGE DR	Residential	**$1,415,000**	30 Sep
10 RED CEDAR PL	Residential	**$1,220,000**	29 Sep
26 ENDEAVOUR DR	Residential	**$1,175,000**	19 Oct
8 RED CEDAR PL	Residential	**$1,155,000**	24 Aug
1117 WATERFALL WAY	Residential	**$914,500**	28 Sep
18 MCCRISTAL DR	Residential	**$910,000**	31 Aug
4 MELIA PL	Residential	**$900,000**	7 Oct
27 JAGERA DR	Residential	**$890,000**	28 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.