

Belmont NSW 2280

September 2026 Monthly Summary

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 18 +7	MEDIAN PRICE \$770,000 -8%	AVERAGE PRICE \$908,875 -12%
HIGHEST SALE \$2,425,000	LOWEST SALE \$225,000	TOTAL VALUE \$10.75M

POSTCODE 2280 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$680	AVERAGE WEEKLY RENT \$740	OBSERVATIONS 45
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Figures cover the entire 2280 postcode area, not Belmont alone. Rental period: August 2026.

COMPARED TO AUGUST 2026

MEDIAN PRICE \$770,000 -8%	AVERAGE PRICE \$908,875 -12%	TOTAL SALES 18 +64%
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PROPERTY TYPE BREAKDOWN

Residentials		8 (44%)
Warehouses		8 (44%)
Factorys		1 (6%)
Commercials		1 (6%)

KEY MARKET INSIGHTS

- 18 properties settled in Belmont NSW 2280 in September 2026 — 8 residential and 10 non-residential (commercial or land).
- The residential median sale price fell 8% to \$770,000, down from \$832,500 in August.
- Residentials accounted for 44% of sales (8 of 18), compared to 44% for warehouses (8).
- Prices ranged widely — from \$225,000 to \$2,425,000, a spread of \$2,200,000.
- The standout sale was 15 MERIDIAN CL at \$2,425,000 on 10 Sep — 215% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
15 MERIDIAN CL	Residential	\$2,425,000	10 Sep
4 NERANG PL	Residential	\$1,045,000	3 Sep
31 MERLEVIEW ST	Residential	\$1,020,000	11 Sep
1 COBBIN PDE	Residential	\$820,000	7 Sep
401/571 PACIFIC HWY	Residential	\$720,000	14 Sep
310/11 ERNEST ST	Residential	\$610,000	17 Sep
304/24 BLUEBELL ST	Warehouse	\$436,700	9 Sep
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311/24 BLUEBELL ST	Warehouse	\$429,000	9 Sep