SOLD NSW · PROPERTY MARKET REPORT

# Belmont NSW 2280

October 2026 · Monthly Summary

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## MONTHLY PERFORMANCE SUMMARY

| TOTAL SALES | MEDIAN PRICE | AVERAGE PRICE |
|---|---|---|
| 13 -10 | $1,050,000 +47% | $1,049,444 +21% |

| HIGHEST SALE | LOWEST SALE | TOTAL VALUE |
|---|---|---|
| $1,400,000 | $319,000 | $10.99M |

## POSTCODE 2280 RENTAL MARKET · SEPTEMBER 2026

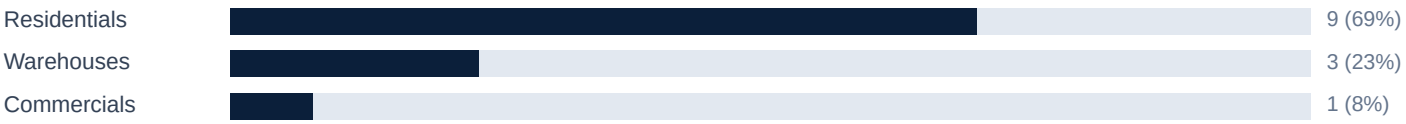
| MEDIAN WEEKLY RENT | AVERAGE WEEKLY RENT | OBSERVATIONS |
|---|---|---|
| $680 | $667 | 43 |

Figures cover the entire 2280 postcode area, not Belmont alone. Rental period: September 2026.

## COMPARED TO SEPTEMBER 2026

| MEDIAN PRICE | AVERAGE PRICE | TOTAL SALES |
|---|---|---|
| $1,050,000 +47% | $1,049,444 +21% | 13 -43% |

## PROPERTY TYPE BREAKDOWN




## KEY MARKET INSIGHTS

- 13 properties settled in Belmont NSW 2280 in October 2026 — 9 residential and 4 non-residential (commercial or land).
- The residential median sale price rose 47% to $1,050,000, up from $712,500 in September 2026.
- Residentials accounted for 69% of sales (9 of 13), compared to 23% for warehouses (3).
- Prices ranged widely — from $319,000 to $1,400,000, a spread of $1,081,000.

## SALES RECORDED THIS MONTH

| ADDRESS | TYPE | SOLD PRICE | DATE |
|---|---|---|---|
| 21 HALYARD WAY | Residential | **$1,400,000** | 6 Oct |
| 16 HENRY ST | Residential | **$1,225,000** | 23 Oct |
| 2 CROWN ST | Residential | **$1,150,000** | 19 Oct |
| 20 CROWN ST | Residential | **$1,100,000** | 6 Oct |
| 17 ROBB ST | Residential | **$1,050,000** | 20 Oct |
| 34 ROBB ST | Residential | **$1,050,000** | 16 Oct |
| 486 PACIFIC HWY | Residential | **$870,000** | 14 Oct |
| 2/23 RAILWAY PDE | Residential | **$820,000** | 16 Oct |
| 3/66 TUDOR ST | Residential | **$780,000** | 7 Oct |
| 334/24 BLUEBELL ST | Commercial | **$418,000** | 22 Oct |
| 306/24 BLUEBELL ST | Warehouse | **$402,000** | 23 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.