

Belmont north NSW 2280

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 10 +6	MEDIAN PRICE \$1,000,000 -19%	AVERAGE PRICE \$1,078,850 -21%
HIGHEST SALE \$1,650,000	LOWEST SALE \$535,000	TOTAL VALUE \$10.79M

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 north alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$1,000,000 -19%	AVERAGE PRICE \$1,078,850 -21%	TOTAL SALES 10 +150%
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PROPERTY TYPE BREAKDOWN

Residential	10 (100%)
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KEY MARKET INSIGHTS

- 10 properties settled in Belmont north NSW 2280 in August 2026.
- The median sale price fell 19% to \$1,000,000, down from \$1,237,500 in July.
- All 10 recorded sales were residential.
- Prices ranged widely — from \$535,000 to \$1,650,000, a spread of \$1,115,000.
- The standout sale was 3 JOHN FALLINS CL at \$1,650,000 on 14 Aug — 65% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
3 JOHN FALLINS CL	Residential	\$1,650,000	14 Aug
8 RAILWAY CRES	Residential	\$1,590,000	10 Aug
11 SEACROFT CL	Residential	\$1,250,000	13 Aug
11 RENGOR CL	Residential	\$1,200,000	4 Aug
12 DIRKALA CL	Residential	\$1,060,000	27 Aug
16 LENTARA RD	Residential	\$940,000	7 Aug
183 WOMMARA AVE	Residential	\$908,500	5 Aug
18 KANANOOK CRES	Residential	\$830,000	18 Aug
24 VINCENT ST	Residential	\$825,000	28 Aug
13 BUTTABA AVE	Residential	\$535,000	27 Aug